

06/12, 6/13 and 06/14/23 Questions:

1. Addendum 1 for this project discusses a possible UST and contaminated soils, but doesn't give direction regarding actual bid scope for this work. It appears that the intent is for the demolition Contractor to perform exploratory excavation and testing, to determine the presence of a USF (prior to commencement of building demolition) The language in the documents is very vague, regarding how much time needs to be included for the exploratory work and any possible testing – Please provide a defined scope for this work. Please verify that UST removal, contaminated soils removal and supply and placement of back fill materials (at excavated/removed contaminated soils) will be performed as an extra to the Contract work.
 - **Response:** Please see revised Bid Form requesting unit prices related to potential UST. Please also see the attached map that shows the areas that require exploratory testing. The contractor will not need to investigate more than six (6) feet down.
2. Can the question submittal period be extended?
 - **Response:** Yes, the question period will be extended to Thursday, June 22.
3. Please state what environmental/hazardous material abatement is to be included in the lump sum base bid.
 - **Response:** Please see response to Question 1 above.
4. Civil drawing C-2.0, note #9 indicates all seeded areas are to be covered with 6 inches of topsoil, is this correct? If so is there a specification for topsoil requirements?
 - **Response:** Yes, 6" is required, refer to sheet L2.01, part 2B. Topsoil.
5. Is complete drilled concrete pier removal and backfilling of void to be included in the lump sum base bid? If so will the locations, diameters, depths and relevant information to be included in the next addendum, in order to determine the cost?
 - **Response:** Yes. Existence of or any "record" information regarding the location and/or quantity of drilled pier systems or other foundation systems is not available.
6. Are all the below grade utilities required for removal as noted on drawing C-4.0 note 1.9, shown on subsequent drawings C-4.1 to C-4.5 to be removed? Excluding the Ameren duct bank and the Spire Gas main in the northwest quadrant. Is there any additional information about sizes, depths, backfill material available? If not, will St. Louis County Port Authority make assumptions in order for bidders to provide uniform cost for removal?
 - **Response:** All existing utilities shown on the drawings are to be removed, are shown from record information and/or field located by Dig-Rite then surveyed.
 - There is no guarantee the drawings represent every underground utility the contractor may uncover.
 - No additional information is available regarding sizes, depths, backfill material, etc.
 - No, the St. Louis County Port Authority will not provide assumptions, Contractor shall be responsible for field verification and removal of all shown and found utilities.

7. Are all the storm sewers to be removed? If so, is a cap required towards the south end of the site?
- Response: Storm sewers to be removed are labeled and highlighted on the C4 series of drawings. All labeled/highlighted structures and pipes shall be removed from site.
8. Is the base price to include import from offsite and placement of 197,194 cubic yards as shown on drawing C-2.0 and the drawings C-5.0 to C-5.5 from addendum 3 and not a 197,194 cut from onsite?
- Response: The import of the estimated 197,194 c.y. of clean material or the actual quantity required to achieve the final grades (contours) as shown on the site grading plans. It is the contractor's responsibility to remove and/or export and import all materials needed to complete the finished grades and elevations as shown on the Site Grading Plans. Material being imported shall be as specified, see note 1 under "Testing and Inspection" on sheet C-2.0.
9. Is the contractor responsible for the land disturbance permit?
- Response: Yes.
10. Will you provide a plan sheet for the siltation control measures and for MSD notes concerning construction site runoff shall not flow into BMP areas? Will you have a plan for the BMP Reserve Areas? We do not have any data to base the bid on.
- Response: We have updated sheet C5.6 to show the required siltation control around the BMP areas. Updated the BMP estimate quantity. We have also included the BMP reserve area sheet C8.1. Sheets included in Addendum 4.
11. Do you have boring logs of existing conditions showing the thickness of asphalt and gravel subbase in all demolition areas? If not, are we to assume certain depths?
- Response: Information available is limited to the data contained within the Terracon report titled "Preliminary Geotechnical Engineering Report, Jamestown Mall Redevelopment", dated September 1, 2020.
12. Are the landscape areas needing 6" of imported topsoil indicated on the plans?
- Response: Yes, disturbed area.
13. Is it correct that any unsuitable soil materials, hidden contaminated/special waste materials and rock excavation would be a change order extra to handle? If it is to be included then what are the quantities and should we use a unit price?
- Response: Please provide unit prices for removal of unsuitable soil materials, hazardous or special waste materials and rock excavation.

14. On sheet C-4.0 the demolition note states to remove gravel under demoed asphalt. Is this correct since gravel is considered clean fill and meets backfill material size? Does all gravel need to be hauled and disposed of off site?
- Response: Yes, all gravel shall be removed from site.
15. The reports from SCI and Terracon have different compaction requirements for placed fill. Which requirement do we use?
- Response: SCI has revised the compaction requirements to match Terracon report. SCI will be the testing agency for the project, use SCI requirements.
 - Revised C-2.0 note.
16. The unit price on bid form for import and place of additional clean fill material is not defined. What is the definition of clean fill material?
- Response: Material being imported shall be as specified, see note 1 under "Testing and Inspection" on sheet C-2.0.
17. When excavating for utility removal can same material be used to backfill the trench if compacted per Geotechnical report? The Geotechnical report doesn't appear to specify what material needs to be used to backfill utility trenches.
- Response: The material can be used to backfill the trench as long as no contamination exists and it is compacted in accordance with SCI recommendations.
18. Per plans there are sewer lines that are deeper than 10 feet deep. Given the labor and equipment needed to compact the trenches created when removing utilities can underground utilities lower than 10 feet be grouted in place?
- Response: No. no pipes or structures shall be left in place.
19. In the updated Bid proposal please specify what scope of work should be included under landscape services breakout pricing.
- Response: Refer to Landscape drawings L1.01, L1.02, L1.03 and L2.01 prepared by Loomis Associates.
20. Included in the set of drawings there is an "Estimated Schedule of Operations". Is this a contractual schedule and if so is there a penalty for going over?
- Response: The "Estimated Schedule of Operations" is only a St. Louis County permit requirement and is not contractual. This schedule may be revised after a contractor is on board to reflect a June 30, 2024 construction completion deadline.
 - There is no penalty.