

**Demolition Owner's Representative Consultant (DORC) services on the Gordie Howe International
Bridge (GHIB) QA4
REQ 2010
9/7/2016**

Security

- Q1. MDOT identifies DORC is responsible for providing security from possession to date of completion of demolition. Is the definition of security an armed, licensed security professional with a vehicle?
- A1. Per Addendum #1 Revised 08-26-16, security is to be provided by the DORC **at all times** from the time MDOT, or its assigns, takes possession of a property until the building(s) on the property are demolished and any required backfilling is complete. It is up to each bidder to develop their own security plan.
- Q2. Do they have to pass a background check and are they on duty 24 hours a day, 7 days a week during possession until demolition is complete?
- A2. We expect that security will be provided by a licensed security professional which should be incorporated as part of your written proposal. MDOT does expect security **at all times** from the time MDOT, or its assigns, takes possession until the building(s) on the property are demolished and any required backfilling is complete.
- Q3. Will MDOT absolve the DORC of any financial/legal liability for actions committed against security personnel?
- A3. No
- Q4. Is DORC responsible for providing security for the project office in addition to security on each parcel site?
- A4. No, the DORC is not responsible for security at the GHIB Project Office.

Property management

- Q5. MDOT requires the DORC to perform property management of all parcels upon possession. Does property management require all openings (windows, doors) be secured (boarded up), and does the DORC need to as part of this process provide for a hinged opening for access to be provided to various personnel between possession and demolition start date?
- A5. The DORC property management requires all openings need to be secured (boarded up). The DORC does not need to provide a hinged opening for access.
- Q6. Do outbuildings or garages need to be boarded up as well?
- A6. Yes
- Q7. In DORC responsibilities section of RFP, MDOT notes the responsibility of property inspections. What is a property inspection under this section?
- A7. Property inspection means an in-person, on-site inspection of the property after MDOT, or its assigns, takes possession of the property.
- Q8. The DORC is responsible for utility shutoff in the RFP. Does this mean the DORC is required to pay for any costs associated with utility shut offs?
- A8. Yes

**Demolition Owner's Representative Consultant (DORC) services on the Gordie Howe International
Bridge (GHIB) QA4
REQ 2010
9/7/2016**

Inspection/Oversight of Demolition Work

- Q9. DORC is responsible for inspection/oversight of all demolition activities. Is MDOT defining that inspection/oversight as FULL TIME inspection for whenever the Demolition Contractor, abatement entity or environmental remediation is being performed?
- A9. Yes, the DORC is responsible for being present on the site whenever the Demolition Contractor, abatement entity or environmental remediation is being performed.
- Q10. Does the DORC need to provide full time inspection when the EORC is working on a parcel?
Testing, etc.
- A10. No, the DORC is not responsible for being present when the EORC is working/testing on a parcel.

Deconstruction

- Q11. Will MDOT absolve the DORC from any liability associated with litigation concerning items salvaged during the deconstruction process that may be contaminated with hazardous materials or other biological hazards?
- A11. No

DORC responsibilities item 10

- Q12. MDOT states DORC will review and pay for all invoices for... Demolition activities on the GHIB project. Is the DORC expected to include the actual costs of demolition and environmental remediation in the cost proposal?
- A12. No, the Demolition Contractor is responsible for the actual costs of demolition and environmental remediation. The DORC is responsible for the oversight of these activities and should include the oversight costs in their cost proposal.

DORC responsibilities item 11

- Q13. RFP indicates there will be 3 Demolition Contractors for residential and 4 for commercial and industrial. As a result, should DORC assume no more than 7 demolitions will take place at one time?
- A13. The RFP states that it is **anticipated** that there may be three (3) Demolition Contractors used for the demolition of the residential properties and four (4) Demolition Contractors used for the demolition of the commercial/industrial properties. Consequently, there may be multiple demolitions with each Demolition Contractor at any given time.
- Q14. How much advanced notice will DORC be provided of an impending parcel possession?
- A14. There is no set time frame for notice of impending parcel possession. The DORC Responsibilities on page 3-4 of the Scope of Service requires the DORC to coordinate activities with other entities working on the GHIB project regarding possession and occupancy vacancies.

**Demolition Owner's Representative Consultant (DORC) services on the Gordie Howe International
Bridge (GHIB) QA4
REQ 2010
9/7/2016**

Utility Shutoffs

- Q15. If DORC is responsible for utility shutoffs is DORC also responsible for costs associated with site restoration as part of the disconnect process? i.e. Street cut, sidewalk etc.
- A15. The DORC is responsible for utility shutoffs and all costs associated with site restoration as part of the disconnect process, with the exception of water on the commercial/industrial properties.

Deliverables

- Q16. MDOT requests monthly evaluations. What or whom are these evaluations of?
- A16. The monthly evaluations are for those entities the DORC is responsible for overseeing and as required by the MDOT Demolition Project Manager and the MDOT Construction Engineer.
- Q17. Is the DORC responsible for railroad coordination, permits, insurance and associated costs?
- A17. Yes, if demolition activities are required involving railroad properties.
- Q18. Is there any other environmental testing required to be performed and paid for by the DORC other than asbestos?
- A18. Yes, the DORC is responsible for hazardous materials surveys, asbestos testing/reporting, quality assurance sampling and/or testing and density testing.
- Q19. If household possessions are left in a residential property, specifically mattresses, tires, furniture etc., is DORC responsible for their removal and not allowed to put those items into the demolition bid package?
- A19. Yes, the DORC is responsible for removal of any household possession that are left in a residential property. These items should not be included in the demolition bid package.
- Q20. Does the Consultant Bid Sheet count towards the 14-page limit?
- A20. The Consultant Bid Sheet must be submitted in a separate document, but at the same time, as Step 1 – Written Proposal, therefore, it does not count towards the 14-page limit of the Written Proposal. In addition, MDOT Forms and the Required Consultant Information, does not count towards the 14-page limit of the Written Proposal.
- Q21. In the original EORC RFP scope, the EORC team members were required to perform and review asbestos surveys and reports. Due to the fact that scope has been removed from the EORC contract, are EORC team members able to perform said services in a sub-consultant role to the DORC?
- A21. Yes
- Q22. To clarify what is meant by “Procure”: Who will contract with the Demolition Contractors, MDOT or DORC?
- A22. The Demolition Contractor, hired by MDOT, is responsible for the demolition and the DORC is responsible for overseeing the Demolition Contractor.
- Q23. Will the DORC actually make payment for demolition services or recommend payments for MDOT to pay?

**Demolition Owner's Representative Consultant (DORC) services on the Gordie Howe International
Bridge (GHIB) QA4
REQ 2010
9/7/2016**

- A23. The DORC is responsible for paying for all DORC Responsibilities as listed on page 3-4 of the Scope of Service. The DORC is responsible for overseeing the work and reviewing the invoices of the Demolition Contractor which MDOT will pay.
- Q24. Will the DORC be responsible for inspection of all the demo tasks, including approving reports from removing asbestos and other environmental hazards and disposal at hazardous removal disposal sites?
- A24. The DORC is responsible for **oversight** of all the demo tasks, including approving reports from removing asbestos and other environmental hazards and disposal at hazardous removal disposal sites.
- Q25. Will the DORC prepare and manage the bidding, evaluation and recommendation functions on behalf of MDOT for the award of the demolition contracts?
- A25. No
- Q26. Will the future demolition contracts be designed, prepared, and bid through MDOT in the same manner as (82194-113693B1)?
- A26. Yes
- Q27. Will there be any post-demolition requirements other than rough grade, such as seed & mulch on the future demolition contracts?
- A27. All site restoration, including rough grade, seeding and mulching are the responsibility of the Demolition Contractor which will be included in each demolition contract.
- Q28. Will local community groups and others such as Habitat for Humanity be part of this project?
- A28. This project does not have a goal for Local Participation. However, MDOT encourages local firms to participate in this contract. As part of the Written Proposal, the DORC should include a work plan which includes the means and methods by which the DORC plans to procure, engage, achieve, document, monitor and report Local Participation.
- Q29. Will DORC need to purchase PAECETrak software?
- A29. No
- Q30. Is boarding required for all building levels, or just the first story?
- A30. Boarding is required for all building levels.
- Q31. Who is responsible for utility disconnects and removals, DORC or the demolition contractors?
- A31. The DORC is responsible for utility shutoffs, disconnects, removals and all costs associated with site restoration as part of the disconnect process, with the exception of water on the commercial and industrial properties.
- Q32. Regarding asbestos surveys of residential, commercial, or industrial sites, are laboratory costs to be included in the consultant's proposal or will the cost for analysis be billed directly to MDOT?

**Demolition Owner's Representative Consultant (DORC) services on the Gordie Howe International
Bridge (GHIB) QA4
REQ 2010
9/7/2016**

- A32. The DORC is responsible for ordering, overseeing and paying for asbestos testing, including lab costs, and hazardous material surveys.
- Q33. Are hazardous materials (other than suspected asbestos-containing materials) to be sampled during the building surveys? If so, will this include difficult-to-access materials such as buried drums, pole mounted transformers, underground storage tanks, etc.?
- A33. No, the hazardous materials survey is to **identify**, rather than sample, hazardous materials. The DORC is responsible for procuring, overseeing and managing the hazardous materials surveys and reporting the results.
- Q34. If other hazardous materials are to be sampled, are the laboratory costs for analysis of the samples to be included in the consultant's proposal or will the cost be billed directly to MDOT?
- A34. The DORC is not responsible for sampling (and the cost of sampling) hazardous materials.
- Q35. Can property information such as street address, number and size of buildings, ages, condition, etc. be provided for each parcel? For example, can the PACS and/or Phase I ESA for each parcel be provided to better estimate bidding parameters?
- A35. No additional information will be provided other than what has been posted on the RFP website. The DORC is expected to research the project to develop their proposal.