



REQUEST FOR PROPOSALS ADDENDUM

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| Request for Proposals Title: | CONSTRUCTION MANAGER / GENERAL CONTRACTOR SERVICES FOR THE ABATEMENT AND DEMOLITION OF CERTAIN UNITED STATES POSTAL SERVICE FACILITIES AND THE REMEDIATION OF CONTAMINATED SOIL |
| Solicitation Number: | RFP #19-53 |
| Addendum Number: | 01 |
| Solicitation Coordinator: | Nick Ioanna, CPPB Procurement Services Coordinator |
| Contact Information: | ioannaN@ProsperPortland.us (email) (503) 823-5118 (direct) |
| Issue Date of this Addendum: | February 25, 2020 |
| RFP DUE DATE (Revised): | 2:00 PM on Thursday, March 17, 2020* |

1.0 PURPOSE OF THIS ADDENDUM

Prosper Portland, the assumed business name of the Portland Development Commission, the urban renewal and economic development agency of the City of Portland, Oregon is issuing this Addendum to the Request for Proposals named above (the “RFP”) to:

- Provide contact information for attendees and the hand-out from the February 18, 2020 pre-proposal meeting;
- Answer questions submitted by interested parties;
- Extend the deadline for submissions; and,
- Replace the price proposal worksheet included in the RFP.

2.0 EXHIBITS AND ATTACHMENTS

Exhibit B: Price Proposal Worksheet **(replaces the version in the RFP)**
Exhibit I: Processing & Distribution Facility Summary **(new exhibit to the RFP)**

Attachment 1: Broadway Corridor Project Information
Attachment 2: Pre-proposal Attendance List
Attachment 3: Pictures – Boiler, Water Tank, Rooftop Chiller

3.0 GENERAL INSTRUCTIONS

This Addendum constitutes an integral part of the RFP and is to be read in conjunction with the RFP. Unless specifically changed by this Addendum, all other requirements and provisions of the RFP remain unchanged. Capitalized terms used in this Addendum without definition have the same meaning ascribed to those terms in the RFP. It is the responsibility of all Proposers to conform to this Addendum and modify their proposals accordingly.

4.0 DUE DATE EXTENSION

The due date for proposals hereby extended from March 5, 2020 to **2:00 PM (Pacific) on Tuesday, March 17, 2020.**

5.0 QUESTIONS & ANSWERS

1. How long will it take to award a contract (from proposal due date)?
 - **We anticipate 30 – 60 days from the date proposals are due.**
2. What is the full scope of hazardous remediation for the project?
 - **See Sections 2.2.6 and 2.2.7 of the RFP for details on the abatement of hazardous building materials and remediation of contaminated soil remediation associated with this project.**
3. Who will be the owner of the contaminated soils?
 - **On-site contaminated soil is owned by Prosper Portland. However, the excavation, transport and disposal costs for remediated soil will be the responsibility of the contractor.**
4. Can you provide information on the nature of the contaminated soils?
 - **The soil contamination is generally due to historical use of the site as a railyard and consists of petroleum and associated constituents and metals. See Attachments 3 and 4 to the RFP for additional information regarding the contaminants of concern present in on-site soil.**
5. Is the concrete going to be crushed and used on-site?
 - **That will be determined during the pre-demolition phase.**
6. Are there “as-builts” available for the existing structure?
 - **As-builts are not available but floor plans will be provided to the selected team given security considerations for the remaining USPS operations. See also Exhibit I attached to this Addendum.**
7. Will there be another walk through to see the boilers in the building?
 - **There will be no more walkthroughs, but the picture of boiler, water tank, and rooftop chiller onsite can be seen in Attachment 3 to this Addendum. Additional photos will be provided in a subsequent addendum.**
8. Will there be another tour of the tunnels?
 - **Prosper Portland will arrange for a tour of the tunnels with the contractor selected from this RFP.**
9. Are you requiring the proposer to list who their sub-contractors will be?
 - **See Sections 5.2 and 5.7 of the RFP.**

10. Will the demolition begin after the relocation of the retail area?

- **Yes**

11. In reference to Section 2.2.8 paragraph, will there be any overlap of this project into the demolition of the main building?

- **Other than incidental work, no.**

12. Can you provide additional detail on the kinds of interim uses that may occur on the USPS property?

- **Potential interim uses are currently under consideration but would not be held onsite during demolition activities. Finished site conditions (i.e. crushed rock vs. asphalt) and the provision of interim utilities will be determined during the pre-demolition phase, taking into consideration cost and schedule implications, among other things.**

13. Will the Prime Contractor be permitted to self-perform the demolition?

- **Yes, but Prosper expects the selected contractor will meet the business and workforce equity goals listed in Section 5.7 of the RFP.**

[Remainder of this page intentionally blank]

EXHIBIT B PRE-DEMOLITION COST PROPOSAL

(With changes from the original version of Exhibit B in the RFP noted in bold underline)

Proposer: _____

| Task No. | Description | Unit | Anticipated Quantity | Unit Price | Price |
|----------|---|------|----------------------|------------|-------|
| 1 | Pre-Demolition Project Manager | | | | \$ |
| 2 | Contaminated Soils Removal Planning | | | | \$ |
| 3 | Hazardous Materials Abatement Planning | | | | \$ |
| 4 | Equity Policy Contracting Plan | | | | \$ |
| 5 | Demolition Plan | | | | \$ |
| 6 | Salvage Plan | | | | \$ |
| 7 | Final Design Contractor Review | | | | \$ |
| 8 | Early Bid Packages and Long-lead Items Report | | | | \$ |
| 9 | Demolition Contracting Plan | | | | \$ |
| 10 | Project Schedule | | | | \$ |
| 11 | Contractor Community Affairs Support | | | | \$ |
| 12 | Cost Estimates | | | | \$ |
| 13 | Demolition Safety and Security Plan | | | | \$ |
| 14 | Environmental Compliance Plan, incl. Storm-Water Management and Erosion Control | | | | \$ |
| Total: | | | | | \$ |

Abatement & Demolition Work Estimate

| <u>Estimated Cost of the Work</u> | <u>Cost Estimate</u> |
|--|----------------------|
| <u>Cost of Actual Demolition of the P&DC Facility</u> | \$ |
| <u>Cost for Remediation of Contaminated Soil</u> | \$ |
| <u>CM/GC Fee: _____ %</u> | \$ |
| <u>General Conditions (including demobilization costs)</u> | \$ |
| <u>Total Estimated Cost (including CM/GC fees)</u> | \$ |

SEE SECTION 3.1.2 OF THE RFP FOR THE SCOPE OF THIS WORK

ESTIMATES FOR ABATEMENT & DEMOLITION WORK WILL NOT BE FACTORED INTO THE EVALUATION AND SELECTION PROCESS OF THIS RFP. RATHER, FIGURES PROVIDED FOR THIS SECTION WILL BE USED FOR BUDGETTING PURPOSES ONLY.

Proposer: _____

Signature: _____

Date: _____

Printed Name and Title: _____

EXHIBIT I PROCESSING & DISTRIBUTION CENTER FACILITY SUMMARY OF INFORMATION

The Processing & Distribution Center has a footprint of roughly 158,000 square feet – 245 feet along the east-west axis and 645 feet along the north-south axis. The structure is of reinforced concrete construction on a symmetrical and rectilinear grid but with irregular massing. Below the ground floor of the structure is a tunnel system that facilitated the movement of mail to and from the various parts of the building. The tunnel floors and walls are reinforced concrete.

The southern 80 feet of the building is dedicated to retail post office functions on the ground floor and offices above. The structure is a symmetrical grid of 27-foot bays east - west and 27.5-foot bays north - south. Floors 1-3 are similar in size, 249 feet east and west and 82.5 feet north and south. The fourth floor is set back on the south and east sides.

The northern 444 feet is dedicated to postal distribution functions, with a largely open floor plate defined by a rectilinear grid that continues the 27-foot east-west bays but extends the north-south bays to 27.75 feet. This structure is three stories tall, with floors aligning with the southern portion at the first, second and top floors. As with the fourth floor of the office, the east facade here is set back, and the north façade is also set back.

Attached to the north side of the building is a one-story incoming loading dock structure that is 4 bays deep along the north-south, but then extends at the west beyond the main building face for 3 bays, creating a slight "L" form.

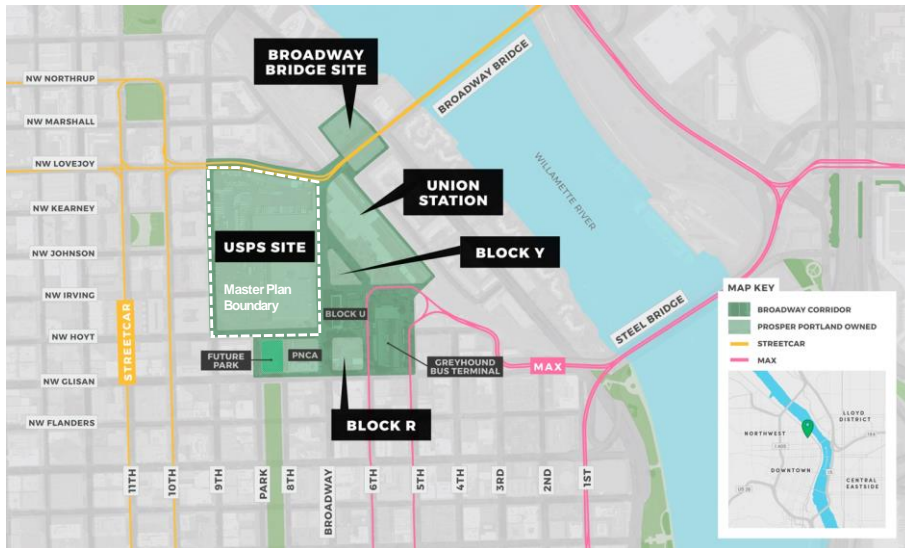
The interior of the building consists of two interconnected components – a 4-story office element, located on the south side of the building, and a 3-story industrial distribution element, occupying the remainder of the building on the north side.

In the 4-story office element, the first floor consists of postal services, including a public post office, a PO Box lobby, and various processing functions to the north. The second and third floors are of a similar floor-plan, with a slightly "U" shaped double-loaded corridor, and typical office space on each side of the corridor. Office partitioning on both floors varies according to function. The fourth floor contained a cafeteria and additional general office space. Finishes on the floors 2-4 are appropriate to a general office setting. Walls are painted gypsum board, floors are VCT or wall-to-wall carpeted, and ceilings are standard-grade acoustical tile.

In the 3-story industrial distribution element, the first and second floors are similar, with a largely open floor plan divided only by structural columns. Floors are concrete or VCT, ceiling is open to the structural pan, and walls are concrete or concrete block. On the first floor, the areas along the west and north facades are loading docks. At the north and south ends of the west side of the building are a pair of industrial elevators with an adjacent fire stair. Along the east wall on the first and second floors are locker rooms. The top floor of the industrial component aligns with the fourth office floor and contains carpentry shops at the west, and storage and mechanical rooms at the center. The mechanical rooms contain the HVAC equipment serving the entire building, and consists of two air compressors, four air handlers, three boilers, and several pumps and at least one water tank. On the roof are three chillers and several fan motors. Please note that the inventory of mechanical equipment is approximate only and subject to confirmation.

Broadway Corridor

Study Area and USPS Master Plan Boundary

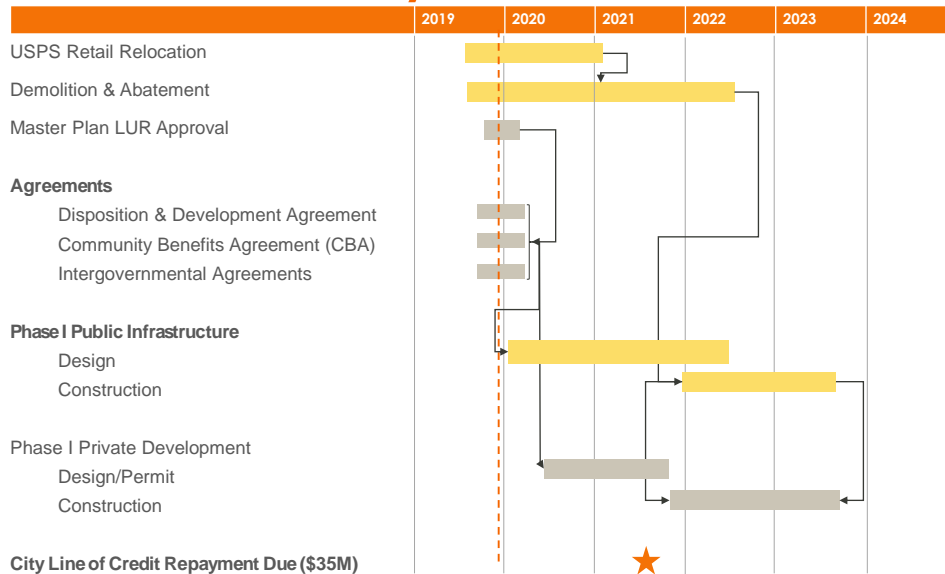


Demolition & Remediation Solicitations



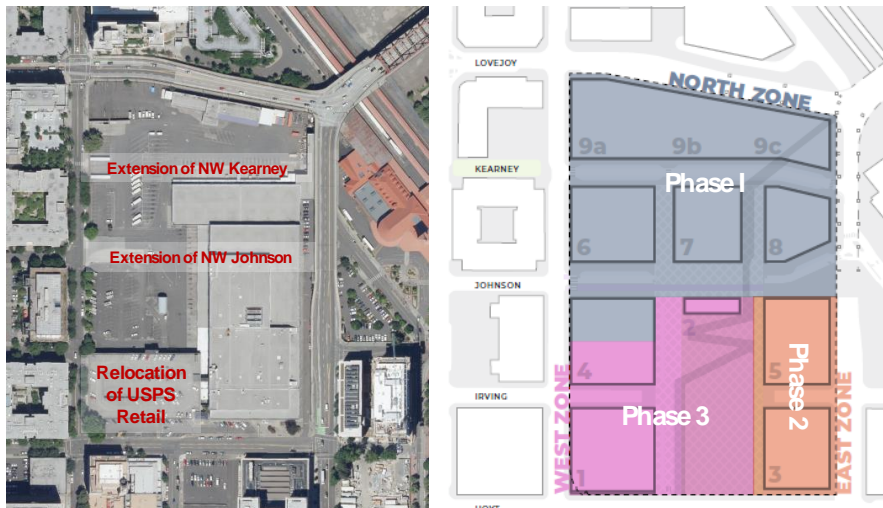
**Broadway
Corridor**

USPS + Broadway Corridor Timeline



**Broadway
Corridor**

Development Coordination



**Broadway
Corridor**



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Meeting Sign-In Sheet

| | |
|----------------|---|
| Meeting Title: | Pre-Proposal Meeting for RFP #19-53, Construction Manager / General Contractor for the Abatement and Demolition of the United States Postal Service Facilities and the Remediation of Contaminated Soil |
| Date/Time: | Tuesday, February 18, 2020 at 3:00 PM |
| Location: | USPS Retail Facility located at 715 NW Hoyt Street |

| Name | Affiliation / Firm | Phone Number | Email Address |
|------------------|--------------------------|---|---|
| Bricker Like | Northwest Demolition | 503 523 8567 | bl.ike@nwdemolition.com |
| Chad Hoffart | NW Demolition | 503-209-0924 | choffarte@nwdemolition.com |
| DAVID DICKSON | DICKSON COMPANY | 253-472-4489 | david@dickson.net |
| ERIC MAUGHAN | NCES (MDE/DSE) | 206-396-7190 | ericm@net-compliance.com |
| ANGELA TARANTINO | Pest Solutions LLC | ⁵⁰³⁻⁷⁸⁹⁻⁰⁹⁰⁹ 503-446-0717 | angie@pestsolutionsllc.com eric@pestsolutionsllc.com |
| Chad Weiler | Pacific NW Environmental | 503-891-9982 | chadw@pnwenvironmental.com |
| BRUCE SCHACHT | COLUMBIA STEEL CASTING | 503-286-0685 x286 | BRUCE - S @ COLUMBIASTEEL.COM |
| Duke Walton | MEI Group Inc | 503-674-0900 | duke.walton@meigroup.com |
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Meeting Sign-In Sheet

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|-----------------|----------------------|--------------|---------------------------------|
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| Ramon Martinez | PMG Inc. | 503.761.5924 | Ramon@pmgsbestos.com |
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|-----------------------|--------------------|--------------|---------------|
| CADILLAC CONSTRUCTION | KARL WHITEHEAD | | |
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Hunter Morrison
Associate Project Engineer

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RFP #19-53, Addendum 1, Attachment 3: Photos

Photo A: Boiler



Photo B: Water Tank



Photo C: Rooftop Chiller

