

**LEELANAU COUNTY LAND BANK AUTHORITY
DEMOLITION OF COMMERCIAL PROPERTY
Former Leelanau Memorial Hospital, 201 S. High Street
Northport, Michigan**

Responses to all questions received by 3 p.m. 4/19/24
All provided responses should be included as part of the scope of the RFP.

Q1: I wasn't able to make the bid walkthrough. Will there be another opportunity to view the site?

A1: Unfortunately, there will not be another opportunity to access the interior of the property. We understand the scheduled walkthrough may not work for all schedules and that is why we did not make the walkthrough mandatory. You could drive by the property to view the exterior of the site and building conditions. There are interior photos as well as aerial photos included in the attachments.

Q2: There are two fire hydrants located on site. Could these be used for water access during demolition?

A2: There are two fire hydrants located at the north and south ends of the asphalt parking lot. These will be preserved. While the RFP lists that there is no onsite access to water, it has been determined that the selected contractor, in consultation with the Village of Northport DPW, will be allowed metered access to water through these two hydrants. There will be a flat rate charge of \$1.60 per 1,000 gallons of water used. The Village has also indicated that the water has been shut off to the building at the curb and a water meter that exists within the basement/walkout level of the north block building, aka clinic, will be removed by the Village of Northport DPW prior to demolition.

Q3: Can the concrete be recycled?

A3: *Lead* was found in masonry painted surfaces associated with the main building and former clinic/north block building. None of the masonry surfaces associated with the garage were painted. A Toxicity Characteristic Leaching Procedure (TCLP) analysis was completed for painted waste and indicated that materials can be disposed of as non-hazardous in a Type II landfill. Concrete containing paint is not able to be recycled. However, concrete that does not contain any paint may be able to be recycled and some painted metal may be able to be recycled. While lead abatement is not required prior to demolition, contractors are required to follow lead safe work practices according to MIOSHA Part 603 Lead in Construction Standard. The Contractor should confirm all disposal requirements with the selected landfill and/or, if appropriate, recycling center.

Q4: Are there Underground Storage Tanks (USTs) located on the property?

A4: According to the Attached Phase II Environmental Site Assessment report (summary), an 8,000-gallon UST was previously located on the property that has since been removed. We do not have any knowledge that any additional USTs remain on site.

Q5: Is there a basement on site?

A5: The main building has an L-shaped basement that can be located from the north end of the building. There is also a crawlspace located under the southern portion of the main building with narrow tunnels that extend to the north. The north block building, aka clinic, has a walkout basement level. There is not a basement associated with the garage building.

Q6: Should all the utility/light poles be removed or do some of them need to be preserved?

A6: There are 5 utility/light poles on the site (2 on the western perimeter of the parking lot, 1 on the south and 1 on the northern end of the parking lot, and one is located north of the clinic near the sidewalk.) The utility/light pole north of the parking lot should be preserved. The other 4 utility poles should be removed. The extent of the northern asphalt removal is still being finalized. For bidding purposes, contractors should propose asphalt removal up to the northern property line. Some of this may end up being preserved which would be confirmed prior to the start of demolition.

Q7: Should the concrete between the main building and the Highlands be removed? Where?

A7: The RFP includes an attached photo depicting where concrete should be removed at the expansion joint to preserve the north portico share of the Highlands. However, concrete also extends to between the two buildings and clarification on where this should be removed is needed. A pre-site walkthrough will be conducted between the selected contractor and Fishbeck prior to the start of demolition to confirm the extent of concrete removal and any concrete that should remain. Beyond the expansion joint there is a triangle of concrete that will be preserved and then all concrete (and brick) in between the two buildings will be removed. The concrete appears to be separating at the exterior wall of the Highlands so it is presumed that the contractor could manually separate from the existing Highlands north wall without impact to the Highlands. If there is any concern about this process it should be presented in writing along with the bid submittal.

Q8: Is there an underground tunnel that extends to the Highlands that will need to be blocked off?

A8: No, there should not be any underground tunnels that connect between the buildings to be demolished and the Highlands.

Q9: Which transformers are included within the scope of the demolition?

A9: Consumers has indicated they own the large pad-mounted transformer near the garage and we are coordinating with them for removal. That will not be a contractor responsibility. There are two additional large pad-mounted transformers on the north end of the property and ownership of those transformers and properties that those transformers service is still being determined. For bidding purposes, the cost to remove these transformers should be included in your prepared bid. This will be finalized prior to the start of demolition. There are also at least two transformers in the basement of the main building which will be the demolition contractor's responsibility. Any additional transformers located within or adjacent to the buildings will also be the selected contractor's responsibility.

Q10: Can any of the on-site soil or gravel below the base of the asphalt parking lot be reused as backfill for the void created from removal of the building? Reshaping the topography slightly to reduce the drop off on the hill may benefit the site.

A10: Grading needs to remain the same as it is currently. The property owner/developer does not want to make the grade more “gradual”. The grading should remain consistent between the north clinic building and the main building all the way down to the Highlands. Further, the RFP states “all open excavations should be backfilled with clean, engineered fill material (or other suitable material appropriate to stabilize the hillside void) and compacted in 12-inch lifts with the top 4 inches spread with topsoil. The engineered fill material must be imported and compacted to 98% standard proctor in accordance with ASTM D698 at a moisture content within 1% below and 3% above the optimum. The contractor shall be responsible for the cost and coordination with an appropriate firm to perform compaction and moisture-density testing of the engineered fill. The site shall be graded to match existing topography, stabilize the site, and prevent ponding of water.”

BIDS DUE:
April 29, 2024, by 4:00 p.m.