



PRE-BID Q&A
Contract NWI RDA-BE-2026-02
Demolition and Site Restoration -
Parcels 45-08-04-429-004 & 45-08-04-332-012

Q1. Both sites - What is the contractor's responsibility in regards to maintaining (watering, mowing, etc.) of grass seed following the initial installation efforts?

A1. The Contractor is not responsible for watering, mowing, or ongoing maintenance. If watering is deemed necessary, it will be directed by the Engineer via Change Order and paid for separately. The Contractor is responsible for ensuring establishment of acceptable restorative growth by adhering to INDOT Standard Specifications Section 621 and in accordance with the Project Log.

Q2. Hospital Site - Are the transformers located beneath the existing elevated pedestrian bridge live and to remain intact and in use during the removal efforts? Will the contractor be responsible for protection of these transformers?

A2. Yes, the transformers are live and must remain in use and protected during demolition. Refer to Section 3.c.iii of the Site 2 Parcel Specifics Sheet for details.

Q3. Hospital Site - The west side of the pedestrian bridge currently acts as a pseudo parapet wall for the building currently occupied by the police department to the west. Should we plan on leaving a section of the bridge intact in order to keep the integrity of the roof following demo efforts?

A3. The pedestrian bridge is to be fully removed with modifications to the GPD facility to be made by others following demolition. Detachment of GPD facility roof flashing material and selective demolition methods will be required. Refer to ADDENDUM 001 for additional details.

Q4. Hospital Site - There is a small tunnel exiting the basement of the powerhouse in the northeast corner that runs under the alleyway (outside of our removal limits) leading to the police building). Should we plan on excavating and removing the concrete tunnel ceiling and then backfilling, or are we bulkheading at the powerhouse north wall and abandoning the tunnel in place?

A4. The tunnel referenced extends from Building A westerly to the GPD facility. This tunnel will be removed to the furthest western adjacent wall and bulkheaded. Refer to ADDENDUM 001 for additional details.

Q5. Hospital Site - There is a below grade vaulted area to the south of the powerhouse, can you please confirm that the slab on grade above this area is to be removed and the area is to be backfilled?

A5. The areas referenced are located north of Building C, adjacent to the alleyway. The slab above these areas is to be removed and the area backfilled. Refer to ADDENDUM 001 for additional details.

Q6. Hospital Site - Is the parking lot located to the north of the hospital building available for contractor laydown space?

A6. Yes, the parking lots bounded by Polk Street, 5th Avenue, Tyler Street, and the public alleyway may be used as a staging area. Refer to ADDENDUM 001 for details.

Q7. In the southeast corner of the basement of Building B at St. Mary's Hospital there is a tunnel section that leads toward the police department building(s). At the end of this tunnel section, there is a freight elevator; where does this freight elevator come up at / lead to? Does it lead into the active police department building(s)? Can you please clarify how this is to be separated and backfilled from the structure(s) that remain?

A7. This tunnel will be bulkheaded at the southern basement wall of Building B and abandoned in place. Refer to ADDENDUM 001 for details.

Q8. Can you please confirm that the Methodist Church demolition efforts will need to be performed by a demolition contractor with a current asbestos license since all the material needs to be handled at RACM?

A8. Yes, demolition work at Site 1 must be performed by an Asbestos Contractor currently licensed by the State of Indiana.

Q9. Is all material at 549 Washington St classified as friable or nonfriable?

- a. Can the co-mingled (asbestos contaminated) debris be disposed as non-friable?
- b. Can the brick be cleaned and disposed as masonry debris at a CCDD landfill or recycler? If not, can the brick be cleaned and disposed as non-friable asbestos debris?

A9. Due to the nature of an ordered demolition, all ACM that is not classified as friable will be made friable by means of demolition.

- a. No, all material is to be treated as friable.
- b. All material must be handled and disposed of as asbestos waste. Cleaning/salvaging of materials is not permitted.

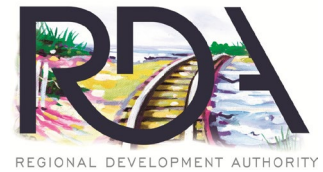
Q10. Will there be final air clearances for asbestos by a third party?

A10. Yes, the contractor is responsible for providing and coordinating third party air clearances. Refer to ADDENDUM 001 for details (Project Log (A1) Section 4.c.i.3).

Q11. Will power lines in the alley along 549 Washington St be rerouted prior to demolition?

A11. No. Existing utilities in the alley will not be relocated.

Q12. Are there any compaction requirements for placement of backfill required, and if so, what are the requirements?



A12. Refer to Section 4.f.i of the Project Log for backfill requirements. Compaction testing is not required.

Q13. Are substitutions acceptable for the B Borrow backfill?

- a. If so, is clay an acceptable substitution?
- b. If so, is fine mason sand an acceptable substitution?

A13. Refer to Section 4.f.i of the Project Log.

Q14. Could you please let me know if there are any fees or bonds required by NWI RDA specifically for standard contracts for public works, other than the City of Gary permit fees or other organizations listed in the bid documents?

A14. A Bid Bond in the amount of 5% of the total bid amount is required. Refer to Section 3.J of the Notice to Bidders/Instructions to Bidders.