

Town of Butner
Addendum #1 - RFQ for Engineering, Architectural and/or Consulting Services for
Umstead Corrections Property Demolition, Abatement and Site Preparation
August 21, 2023

1. The Town previously had a building assessment completed in 2019. Enclosed is the “Umstead Correctional Center Building Assessment” from December, 2019.
2. The building assessment from 2019 included data from a 1996 and 1998 asbestos assessment conducted by the State. This is the most current asbestos assessment available.
3. Building Plans – The Town does not have any additional building plans, facility assessments or environmental studies available. Additionally, the town does not have plans showing water, sewer, gas, power, telephone, underground fuel tanks, and/or storm drainage infrastructure. The chosen firm will be responsible for locating and ensuring these are accounted for and abated/removed as necessary as a part of the demolition project.
4. The scope of the surveying will be defined during the contract negotiation phase of the project. Surveying will be necessary as a part of the design to ensure all utilities and other infrastructure are properly abated or removed as part of the project.
5. The Town is exploring whether to complete a Phase 1 Environmental Assessment. To date a consultant has not been chosen for this work. This may be performed prior to or concurrent with the design if required by the funding agency. The Town has already secured a Rural Transformation Grant from NC Commerce for abatement and demolition activities on the property.
6. The Falls Nutrient Strategy Program requires all major sources of nutrients in the watershed to reduce their nitrogen loads and phosphorus loads. As it relates to the Falls Lake rules and the demolition, the end objective of the project is to obtain documentation of demolished structures and built-upon areas for future development opportunities on the site. There is not a future planned use of the property at the current time. If possible, the Town will discuss with the winning firm the opportunity for documenting reductions in pollution loading as a result of the project.
7. The Town has no specific plans for the existing pond on site. The Town is open to further evaluation of the pond’s condition and is open to recommendations from the winning firm on how to handle the pond as a part of the demolition project to position the property for future reuse.