

Memorandum

Date	August 19, 2026
To	Bidding Contractors
From	Unified Government of Wyandotte County John Garland Park Landfill Gas System
Subject	Improvements/Expansion (PRJ-010156)

On behalf of the Unified Government of Wyandotte County (County) we have prepared these responses to Bidder questions after their review of the John Garland Park Landfill Gas System Improvement/Expansion (Project) Information for Bid (IFB) documents.

Questions Received

Safety

1. Please confirm whether breathing air composition monitoring is required for the duration of all on-site construction activities.
 - a. UG advises the use of personal gas monitors but does not require them for use on this project. The contractor is responsible for their own health and safety plan.

Administration

2. Please supply a copy of the sign-in sheet for all attendees at the mandatory pre-bid conference, along with any meeting minutes or notes that were issued.
 - a. A copy of the sign-in sheet was previously provided to all emails included on the sign-in sheet.
3. We would request to extend the date to receive all questions on the project to this coming Friday, August 14. We are requesting an extension because we have just received the CAD drawings on Monday, August 10 and have yet to fully review them.
 - a. Date was extended to Friday, August 14. Questions received prior to COB Friday, August 14 have been included in this Amendment.
4. Please confirm that both drilling and abandonment costs are included in Bid Item G-4.
 - a. Yes, the intent is for the cost of drilling and abandonment of a shallow refusal as described in the summary of work specification.
5. Please confirm the project is exempt from state and local sales tax.
 - a. Yes it is. A tax exempt form shall be awarded to the winning bidder.
6. Is this a prevailing wage project? If so, can you provide rate sheets?
 - a. This is not a prevailing wage project.
7. Are there liquidated damages associated with the completion date for this project?
 - a. Yes. The liquidated damages are \$1,000.00 per calendar day beyond the 120 calendar days after a notice to proceed is issued.
8. Regarding the contract quantities on the bid form, after performing a brief quantity takeoff it appears that items G5 and G6 are highly overstated. We would request that the owner go back and review the quantities for items G5, G6, and G7 to make sure that they are realistic quantities for the project. The reason why this is a concern is that, even though you use the unit price adjustment table in the bid form, the amount of quantity, if it's not realistic, can impact that unit price negatively for both the owner and the contractor. Please review and advise.

- a. Bid item G-7 has been revised for offsite disposal of waste from 2,040 tons to 500 tons. This should only represent soil exposed from drilling activities and not potentially exposed waste from trenching. Other bid quantities shall remain as is.
- 9. Can the Owner provide a quantity and/or additional detail defining the scope associated with Item G-8?
 - a. Location of 4" header being replaced with 6" header is shown on Contract Drawings. Payment and scope associate with this item are described in the Summary of Work specification.
- 10. Can the Owner provide a quantity and/or additional detail defining the scope associated with Item G-11?
 - a. The number of self-draining drip legs and location are shown on Contract Drawings. Payment and scope associate with this item are described in the Summary of Work specification.
- 11. Can the Owner provide a quantity and/or additional detail defining the scope associated with Item G-12?
 - a. The number of gas collection cleanouts and locations are shown on Contract Drawings. Payment and scope associate with this item are described in the Summary of Work specification.
- 12. Can the Owner provide a quantity and/or additional detail defining the scope associated with Item G-13?
 - a. Location of MH-5 is shown on the Contract Drawings. Payment and scope associate with this item are described in the Summary of Work specification.
- 13. Can the Owner provide a quantity and/or additional detail defining the scope associated with Item G-14?
 - a. Location of the isolation valve is shown on the Contract Drawings. Payment and scope associate with this item are described in the Summary of Work specification.
- 14. Can the Owner provide a quantity and/or additional detail defining the scope associated with Item G-15?
 - a. Location of MH-6 is shown on the Contract Drawings. Payment and scope associate with this item are described in the Summary of Work specification.
- 15. Can the Owner provide a quantity and/or additional detail defining the scope associated with Item G-17?
 - a. Each existing well is receiving a new wellhead assembly as per note 3 on Sheet C101. Payment and scope associated with this item are described in the Summary of Work specification.
- 16. Can the Owner provide a quantity and/or additional detail defining the scope associated with Item G-20?
 - a. Payment and scope associate with this item are described in the Summary of Work specification.
- 17. Can the Owner provide a quantity and/or additional detail defining the scope associated with Item G-21?
 - a. Payment and scope associate with this item are described in the Summary of Work specification.
- 18. Confirm that a three (3) year maintenance bond will be required?
 - a. Yes
- 19. Due to complexity of this project, can the bid due date be extended a couple of weeks to allow the Contractors sufficient time to develop an accurate proposal?
 - a. The bid date is not being extended.
- 20. Confirm that all project specific permits have been or will be procured by the Owner?
 - a. Contractor shall be responsible for any permits associated with waste disposal. UG is responsible for existing permits and coordination or communication with state or local agencies.
- 21. Confirm that the "Relations Between Contractor and Labor" clause will only apply to new hires for the project and that existing Contractor employees will be permitted to work on the project?
 - a. Existing Contractor employees are permitted to work on the project.

Schedule

- 22. As discussed in the pre-bid conference, will additional time be added to the contract for adverse weather day delays? For example, the turf mat requires a minimum surface temperature of 50°F for installation. With the 120 calendar-day



project duration, we could run into an issue installing it in December or January. How would you like us to handle this if temperatures are too low to install the turf mat within the project schedule?

- a. Yes, additional time shall be provided to the contract for adverse weather delays. Substantial completion shall be for 120 calendar days after a notice to proceed is issued. Substantial completion shall include all drilling, well install, conveyance pipework and fencing. Final Completion and site restoration shall be negotiated with the contractor as items such as the running track, seeding, or concrete repairs may be weather dependent. The UG understands that these items may require to wait until Spring for final repairs.

23. Will the contractor be allowed to work Saturday as a make-up day for adverse weather delay days?

- a. Yes

24. As discussed in the pre-bid conference, there are several items in the contract to be completed that are weather dependent, such as the installation of the walking trail surfacing as well as the seeding and mulching. Given the fact that the project will start in the fall of the year is most unlikely that those two items will be able to be completed within the allotted time given in the contract. Please advise.

- a. Please see answer to Question 22.

25. When do you expect this project to start?

- a. The anticipated notice to proceed is on October 1, 2026.

26. Are the 120 days to substantial completion working days or calendar days?

- a. Calendar days

27. The days for substantial completion should be extended to allow for the Contractor to be able to complete the site restoration during a more optimal season than Winter or the definition of substantial completion in the Supplementary Conditions should be modified?

- a. Please see answer to Question 22.

Survey

28. Please confirm whether a Kansas Professional Land Surveyor (KS PLS) will be required for day-to-day construction surveying, or if contractor-performed survey shots will be acceptable for waste/soil delineation and pipe survey documentation.

- a. Yes, a Kansas Professional Land Surveyor (KS PLS) is required for soil waste delineation and pipe survey documentation.

29. Confirm that survey witness risers will be permitted in lieu of having a surveyor onsite every day during trenching and drilling activities?

- a. Survey risers through the landfill cap are not permitted as the cap repair requires continuous placement and compaction. Landfill cap shall be constructed as shown on Detail 4 on Sheet C105.

Current Conditions

30. During the pre-bid site visit it was noted that there were several areas of settlement within the project boundaries, please clarify if this will be additional work added to the contract prior to receipt of bids.

- a. A separate unit rate adjustment items has been included in the bid form as part of Amendment 1. This line item shall be for the supply and install of general fill material to fill in low areas from localized settlement and then grade these areas to drain to existing drainage features. This item shall include all equipment and labor to import material, place fill material, strip existing material as necessary and then re-establish topsoil and seed over these localized areas. Payment shall be on a cubic rate basis and established by providing survey of the location before being disturbed and survey after placement of new fill material.

31. Please advise if there are any pipelines or utilities within the boundaries of the project site.



- a. None that we know off, but contractor still has to conduct utility locate in disturbed areas.
- 32. Please advise what as-builts are to be supplied by the contractor.
 - a. As noted in Section 01 71 23, restoration of disturbed ground, gas well locations, all new piping and appurtenances, and all new fencing and appurtenances are required as part of as-built drawings.
- 33. Can the Owner provide typical sections/details for the driveway and track?
 - a. Driveway is 6" road base material. Running track shall match existing or up to 4" of gravel and asphalt material beneath Stobitan @ track.
- 34. Please supply a detail of the walking trail that is to be replaced under this contract.
 - a. Please see answer to Question 33.
- 35. Regarding Item G-2 – Utility Locating: Are existing utilities required to be potholed as part of Item G-2, or will an 811 utility locate be acceptable?
 - a. The UG is not requiring exposure of all located utilities. Contractor is responsible for conducting the appropriate utility locate. Noting that nearly all work associated with this project is taking place within or just outside the footprint of a former landfill, there are no known utilities buried within the waste footprint.

Excavated Waste

- 36. It was discussed at the pre-bid conference that all waste material and drill spoil must be containerized in rolloff boxes prior to shipment offsite for disposal. Please clarify under which pay item the contractor is to be paid for mobilization, demobilization, and storage of the waste materials in the rolloff boxes for this project. Please also clarify in which pay item the contractor should be compensated for any analytical is required to be done on the materials prior to disposal.
 - a. A new unit rate adjustment for storage, testing, and spreading material on site has been added to the bid form. Otherwise, if disposed offsite, all costs associated shall be included in bid item G-7. Additional bid item for unit rate adjustment shall include all costs associated with the storage of material during testing of materials, and then spreading of material on site at locations designated by the UG. Please note these locations may include low spots previously discussed from the localized settlement. This will include stripping of existing topsoil, placement of materials, and replacement of topsoil and seeding.
- 37. Please confirm that Unified Government of Wyandotte County will be the generator of all excavated materials disposed of offsite for this project.
 - a. UG will sign as waste generator.
- 38. Please confirm whether excavated waste/fill material may remain on site while TCLP testing is being completed.
 - a. UG will allow for the storage of roll off containers that are covered on site during construction. If additional space is needed for storage prior to disposal, UG shall work with Contractor for off site storage location owned by the UG.
- 39. Regarding Plan sheet G001 general note 15, Please confirm that it is acceptable to store excavated waste material on-site in lined and tarp roll-off boxes.
 - a. As noted in response to Question 38, Contractor may store material on site as long as it is covered in roll-off boxes.
- 40. Confirm that if TCLP testing is required that it will be considered a changed condition? If required, how is the Contractor to store the waste while waiting for the test results, 72 hours or more?
 - a. TCLP testing is not being required by the UG. It is expected that TCLP testing is required by the facility that will receive the waste materials prior to disposal. UG is noting that materials will be allowed to be stored on site if they are covered and protected from contact with stormwater while test results are taken. Testing associated with disposal should be included in the bid item G-7 or the unit rate adjustment item for spreading clean fill material on site.

41. Additionally, regarding Plan sheet G001 general note 15, there was some discussion at the pre-bid conference regarding reuse of excavated waste as backfill on-site. Please clarify that statement. We would like to confirm that the estimated waste material is to be containerized and hauled off-site. Please advise.
- a. Please see answer for Question 36.
42. Is there any contaminated/hazardous waste associated with Item G-7 Waste Disposal?
- a. Design was conducted in such a way to limit waste exposure, however, all underground conditions are not known. Based on the design, it is understood that a majority of waste material encountered will be contaminated soil. Contractor responsible for testing of material prior to disposal. If material is found to be hazardous and requires additional testing beyond a TCLP or disposal at a hazardous waste facility, those additional costs would be subject to a change order.
43. Please specify a facility that will accept any possible waste that may be encountered during excavations or drilling?
- a. Selection of a disposal facility and the required testing for disposal at that facility is the responsibility of the Contractor to determine. As noted in previous questions, material may be stored on site during testing. Additionally, material anticipated for offsite disposal is anticipated to be contaminated soil, however, there are unknown subsurface conditions as noted in Question 42.
44. Confirm that the Owner will retain all ownership and responsibilities (maintain the status of being the waste generator) of any possible waste that may be encountered during excavations or drilling?
- a. UG shall sign as waste generator. Contractor responsible for providing storage of materials on site while waiting for testing, conducting testing, transport and disposal fees to disposal facility after receiving testing results.
45. Confirm that if any possible waste that is encountered is deemed to be hazardous, including asbestos, that all costs associated will be considered a changed condition?
- a. Please see answer to Question 42.
46. The requirement to not store waste onsite overnight will greatly affect the ability of the Contractor to work a complete day. This requirement should be modified to allow the Contractor store waste onsite overnight until the next day?
- a. The intent of not storing waste on site overnight is for trenching excavated materials due to the site being a public park. Trenched excavated materials shall be placed back into the trench prior to leaving for the day. Material from drilling that is expected to be disposed of offsite shall be allowed for storage on site in covered containers.

Materials

47. Please confirm whether construction fencing will be required as part of this project.
- a. UG request temporary fencing at walking entrances to park. UG will provide signage of park closure.
48. Please confirm whether corrugated HDPE manholes are to be provided for MH-5 and MH-6.
- a. Manholes are not provided by Owner. Contractor to furnish and install manholes.
49. Please confirm whether the estimated 2,060 LF associated with Bid Item G-19 includes the footage referenced in the following note:
- a. "Contractor to add or replace fencing along proposed property boundary."
 - b. Note 5 on Sheet C101 is no longer required to replace fencing at property boundary adjacent to new wells EW5 through EW-9. If existing fencing is damaged around EW-10, EW-11 or other sections of the park adjacent to playground, running track or other park amenities, Contractor shall be responsible for repairs to those. The bid form item G-19 quantity has been updated to reflect this change.
50. Please confirm whether one or two pipes are to be replaced under Bid Item G-8. If applicable, please provide the estimated footage of pipe replacement included in this line item.
- a. This item is for removal of the existing 4" HDPE line and replacing that line with a 6" HDPE. The existing 4" header line is approximately 170 feet in length. Please note that a second 4" condensate drainage line has

been installed in close proximity to the vacuum line. The 4" condensate drainage line shall not be removed or replaced.

51. Please confirm whether sand bedding is required in all trenches or if suitable clean excavated material may be used as trench backfill.
- a. Please include sand in all trenches with new pipework for bidding purposes. Note that we anticipate being able to backfill with spoils from the trenching.
52. Please confirm the required aggregate dimensions for the J-Trap.
- a. Aggregate is shown as 48" below conveyance header. Aggregate shall also extend minimum 24" beyond J trap pipework in all directions.
53. Regarding Plan sheet G001 civil note 6, the utilization of the existing final cover as a backfill in the pipe trenches; however, the same note states that the material must be free of deleterious materials. Are bidders to understand that the existing final cover material is already free of deleterious materials or are we to assume we must replace all of the existing final cover material with new material imported from offsite? Please advise.
- a. Deleterious material is intended for the segregation of potential waste beneath cover soils. Contractor not required to treat or remove existing soil cover material off-site. The material included in the existing landfill cap was inspected, tested and approved during initial construction, therefore we are not attempting to retest or inspect this material, only segregate it from underlying waste.
54. Please confirm that the existing topsoil on-site can be stripped from the surface down to approximately 6 inches deep and be utilized as topsoil for the finish grading on-site. Please advise.
- a. Yes, topsoil is intended for reuse. Contractor shall also provide unit rate for import and install of additional topsoil, if necessary as noted on the unit rate adjustment table in the bid form.
55. Will erosion control matting be required as part of the site restoration?
- a. Contractor is responsible for erosion control through final completion. The project is beneath the disturbance limits for a construction SWPPP, however, contractor shall protect stockpiled material, excavated materials from trenching and stored materials on site from stormwater runoff.
56. Will silt fencing be required as part of the project? If so, can the Owner provide an anticipated quantity or limits?
- a. See response to Question 55.
57. Who is responsible for the design and implementation of the required erosion control measures?
- a. See response to Question 55.
58. Can the Owner provide a quantity and detail for the wellhead refurbishment included under Item G-16? We do not see a specific callout on the plans, and the bid item is currently listed as one lump sum.
- a. Please see Note 3 and 4 on Sheet C101
59. Will gates be required for the fencing around the wells? If so, please provide the required gate size and detail.
- a. Yes, gates are required for manned access. Request to match dimensions of existing gates around wells on site.
60. There is some confusion on the exact requirements on the fencing. If at all possible, can you please provide a fencing detail so that all contractors (and subcontractors) are bidding the same requirements.
- a. Fencing shall be made to match existing fence on site around wells and blower. No additional details are being provided as part of this Amendment.

Methods

61. Please confirm whether the final 2 feet of pipe cover must be hand excavated at all trench locations or only during the initial excavation activities.

- a. Hand excavation is not required, however, Contractor is responsible for restoration of any damaged pipe. Please note the existing 4" condensate line that runs adjacent to northern header that is not included in the scope of this project and is to remain in place.
- 62. Please confirm whether the first 1 foot of pipe cover is required to be hand placed and compacted.
 - a. Not required to be hand placed. Compaction is only for landfill cap soils as per Detail 4 on Sheet C105.
- 63. Please confirm that the contractor is to supply quality control testing for both compaction testing and materials testing.
 - a. Yes contractor to supply compaction testing and conformance testing of materials.
- 64. Please confirm whether compaction testing will be required for the soil cap.
 - a. Yes, compaction testing is required once per lift per 500 linear feet. Compaction testing is only required for the cap thickness material as noted on the Detail 4 on Sheet C105.
- 65. Please confirm that any cleared trees and brush removed during the project can be chipped and/or ground and left on site as ground cover.
 - a. Spread mulch in areas near gas probes.
- 66. Please provide the required TCLP analytical panel specifications.
 - a. TCLP requirements are for waste disposal facility receiving the waste and should be discussed with the waste receival facility. The UG does not have additional testing requirements.
- 67. Please confirm the criteria that will be used to determine the required frequency of TCLP testing during construction activities.
 - a. See response to Question 66.
- 68. Is the repair/restoration of the track and driveway included under Item G-18, Pavement and Concrete Work?
 - a. Repair of the track is discussed in Section 01 11 00 Part 1.02A, G-20.

We believe that the above response address the bidder's questions and comments regarding the Project IFB documents. Should you have any questions regarding the responses provided in this document, please contact Mr. Bryan Weldon via email at bweldon@burnmcd.com.

BSW/RCH

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