

ADDENDUM NO. 2
February 3, 2021
Former Beech-Nut Plant Demolition

This addendum is hereby included in and made a part of the Contract Documents. All requirements of the original Bid Documents shall remain in force except as noted by this addendum.

The purpose of this addendum provided by LiRo Engineers, Inc. (LiRo) is to provide bidders with information on the following items:

Bids

Sealed bids will be received and publicly read aloud at the **Office of Montgomery County Business Development Center, 9 Park Street, Fonda, New York 12068 on Friday, February 5, 2021, at 11:00 a.m.** This is a change from the previous noted location of 20 Park Street. Each bid must be identified, on the outside of the envelope, with the name and address of the bidder and designated as a bid for the project titled above.

Revision to Specification SECTION 028213 - ASBESTOS ABATEMENT

Replace Part 1.1 B of Specification Section 028213 “Asbestos Abatement” with the following (Items in **BOLD** indicate a change from the initial specification provided):

B. The below listed asbestos containing materials will require removal as part of the Contract Work:

Phase I: Includes 12 buildings (4, 7, 20, 22, 35, 36, 45, 51, 56, 57, 60, 66) phase I also includes the canopy structure over the northern loading dock.

- Window Caulk/Glaze: 250 SF (Non-Friable, Intact to Damaged)
- Corrugated Siding: 2,000 SF (Non-Friable, Intact)
- Coping Membrane and Sealants: 2,415 SF (Non-Friable, Intact)
- Capstone Coating: 190 SF (Non-Friable, Intact)
- Roof Flashing: 850 SF (Non-Friable, Intact)
- **Roof Pitch: 4,250 SF (Non-Friable, Intact)**
- Flange Gaskets: 3,500 SF (Friable, Intact)
- Asphalt Roofing: 50 SF (Non-Friable, Intact)
- Transite Wall/Siding: 250 SF (Non-Friable, Intact)
- **Ceiling Insulation: 5,900 SF (Friable, Intact)**

Phase II: Includes 8 buildings (3, 5, 6, 8, 15, 16, 19, 23) phase II also includes the removal of the canopy structure over the southern loading dock.

- Window Caulk/Glaze: 630 SF (Non-Friable, Intact to Damaged)
- Exterior Wall Coating: 13,000 SF (Friable, Intact)
- Door with ACM Paint: 600 SF (Non-Friable, Intact)
- Silver Paint: 15,000 SF (Non-Friable, Intact)
- Transite Wall/Siding: 8,300 SF (Non-Friable, Intact)
- **Ceiling Insulation: 0 SF (quantity moved to Phase IA)**
- HVAC Ductwork Sealant: 400 SF (Non-Friable, Intact)
- Coping Membrane and Sealants: 2,800 SF (Non-Friable, Intact)
- Capstone Coating: 520 SF (Non-Friable, Intact)
- Roof Flashing: 825 SF (Non-Friable, Intact)

- Transite Roofing: 1,125 SF (Non-Friable, Intact)
- **Roof Pitch: 6,750 SF (Non-Friable, Intact)**
- Built-up Roofing: 5,100 SF (Non-Friable, Intact)
- Flange Gaskets: 3,500 SF (Friable, Intact)

Phase III: Includes 5 buildings (21, 37, 47, 65, 25)

- Window Caulk/Glaze: 270 SF (Non-Friable, Intact to Damaged)
- Coping Membrane and Sealants: 2,700 SF (Non-Friable, Intact)
- Roof Vapor Barrier: 5,000 SF (Non-Friable, Intact)
- Roof Penetration Tar: 100 SF (Non-Friable, Intact)
- Duct Tar: 72 SF (Non-Friable, Intact)
- Flange Gaskets: 1,500 SF (Friable, Intact)

Phase IV: Includes 1 building (17)

- Window Caulk/Glaze: 630 SF (Non-Friable, Intact to Damaged)
- Exterior Wall Coating: 11,000 SF (Friable, Intact)
- Coping Membrane and Sealants: 1,335 SF (Non-Friable, Intact)
- Capstone Coating: 730 SF (Non-Friable, Intact)
- Roof Flashing: 825 SF (Non-Friable, Intact)
- Hot Mop Roofing: 4,500 SF (Non-Friable, Intact)
- Asphalt Roofing: 120 SF (Non-Friable, Intact)
- Flange Gaskets: 500 SF (Friable, Intact)

Revision to Drawings AA-102 through AA-105

Replace Contract Drawings AA-102, AA-103, AA-104 and AA-105 with attached revised Drawings which reflect the updated estimated quantities of ACM to be removed by demolition phase as noted above.

Questions

Responses to questions received pertaining to this bid solicitation are provided below.

Questions and Responses
<p>Question 1: Health and Safety Section 1.15 A outlines an air monitoring program to determine the proper level of PPE is worn by employees. Is there any contamination of the building elements that the contractor should be aware of in order to determine the proper level of PPE and ensure proper disposal of debris?</p> <p>Response: Refer to specification sections 028100 “Waste Characterization, Removal and Disposal”, 028213 “Asbestos Abatement”, 028300 “Lead Management” and Drawing No. EN-101.</p>
<p>Question 2: Is a full-time dedicated Safety Officer (SO) and/or Health and Safety Technician (HST) required as part of the bid?</p> <p>Response: Personnel designated as and meeting the specified qualifications of the SO and HST must be onsite and implement the specified duties of those positions, however there is not a requirement that they be dedicated solely to those duties.</p>
<p>Question 3: Is CAMP air monitoring required during all site activities or just during demolition activities?</p> <p>Response: Community air monitoring shall be conducted by the Contractor during all active demolition as per specification section 013529.</p>

Question 4: For recycled backfill material, can the concrete and brick be mixed or do the materials have to be sorted, separated, and processed separately?

Response: Clean concrete and brick meeting the requirements of specification sections 022235 “Recycled Crushed Material” and 026110 “Earthwork, Backfilling and Drainage” for acceptable backfill material may be mixed.

Question 5: Has the owner designated a 3rd party asbestos project monitor? If so, can their contact information be provided?

Response: The asbestos project monitor will be designated after award of the construction.

Question 6: Construction Waste Management Section 1.4 Performance Requirements requires the contractor to TCLP test all waste streams leaving the site. Please indicate if any contamination of materials should be considered. It is understood that ACM abatement and universal waste removal needs to occur and that paint inside the facility is to be assumed to contain lead, are there any other known contaminants that could impact the waste streams that should be considered prior to submitting a bid?

Response: Refer to specification sections 028100 “Waste Characterization, Removal and Disposal”, 028213 “Asbestos Abatement”, 028300 “Lead Management” and Drawing No. EN-101.

Question 7: Are bidders to assume that the concrete and brick is uncontaminated for the purpose of this bid except where indicated to contain ACM?

Response: Refer to specification sections 022235 “Recycled Crushed Materials” and 028100 “Waste Characterization, Removal and Disposal”. Areas outside of ACM locations exist where the concrete and brick may be contaminated with process fluids, oil and residuals that require cleaning and/or disposal by the contractor.

Question 8: How will potentially contaminated areas, if found, be handled during the project?

Response: Refer to the Contract Specifications.

Question 9: Refractory brick from the boilers and brick from the stack is not indicated as ACM. However, the specification indicates these materials need to be disposed of at a NYSDEC licensed landfill. Can you please define what the waste stream is for these materials? C&D, ACM, or contaminated (please indicate contamination if necessary)?

Response: Refractory brick from the boilers and stack along with residual ash is non-hazardous, metals contaminated waste. The Contractor is responsible for characterization and disposal of all brick and residual ash under their lump sum price.

Question 10: There are liquidated damages indicated in the contract. Are there required completion dates for each phase of work? What is the deadline for substantial completion of the work?

Response: Refer to “Project Duration” on Page 2 of the Notice to Bidders.

Question 11: Can you please clarify the intent of Building Demolition Section 3.2 Preparation B. Temporary Shoring? The drawings indicate that the contractor is to retain an engineer and provide necessary shoring. Is the expectation that bidders walk the job with an engineer prior to submitting a bid? Can this item be addressed with an allowance?

Response: The Contractor is required to provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished and adjacent structures. This cost shall be accounted for in the bidders lump sum bid price.

Question 12: The project add lists the bid time as 2PM and the specs list the bid time at 11AM, please clarify the correct time.

Response: Bids are due at 11:00 a.m. on February 5, 2021 as per the Notice to Bidders.

Question 13: Can a bid date extension be provided?

Response: No bid extension will be provided.

Question 14: In the prevailing wage schedules provided in the spec, please confirm that the Building rates, not Heavy & Highway, are applicable for the asbestos abatement scope?

Response: Questions related to interpretation of prevailing wage labor categories shall be directed to the New York State Department of Labor Bureau of Public Work Utica Office at (315) 428-4056.

Question 15: The ceiling insulation removals shown on the drawings in Bldgs. 35 & 66 appear to fall within the boundaries of Phase 1A but the quantities are tabulated in the quantities for Phase 2. Please confirm that this ceiling insulation is to be abated in Phase 1A.

Response: See revised specification section 028213 Part 1.1.B and revised Drawings AA-102 through AA-105 as noted above.

Question 16: The ceiling insulation removal areas also have foam and cork insulation on the walls. Please confirm that removal of wall insulation is not in the abatement scope.

Response: Foam and cork wall insulation are non-ACM in the areas designated for ACM ceiling insulation abatement.

Question 17: For the friable exterior ACM wall coating, is the ACM only on the concrete beams & columns or on all of the brick infill, as well?

Response: ACM exterior wall coating has been observed to exist on brick infill as well as on concrete beams and columns.

Question 18: Line Item 6 of the bid form references stucco removal and disposal. Does this mean stucco coating other than the ACM exterior wall coating, which is under the exterior abatement scope?

Response: Yes, removal of the ACM exterior wall coating is to be included in Bid Line Item 5. Non-ACM stucco and exterior façade materials is not permitted for use as onsite fill and shall be removed and disposed of in a NYSDEC licensed landfill under Bid Line Item 6.

Question 19: Addendum 1 provides for adjusting for 10% or greater quantity differentials (add or deduct) using the unit prices provided. In cases where bidders were able to sufficiently access and evaluate existing conditions, would this still apply? If there were instances where bidders determined the quantity present to be more than 10% under the listed quantity and “bid what is there”, would this still be subject to a deduct? Specific example: The spec calls out 15,000 sf of silver paint in the boiler house. This may be the square footage of the affected steel surface, but most of the paint was already removed under the previous abatement contract.

Response: The Contractor is responsible for removal of ACM materials up to the provided quantities plus 10% under his lump sum bid price, regardless of the location of the material in the buildings. The unit pricing will be used to establish an add or deduct value. The deduct value will be implemented where a specific item is removed from the Contractor’s scope or to offset any change orders where a specific quantity is exceeded while other quantities have not been met.

Question 20: Do you have a depth on any of the basements?

Response: The Contractor is responsible for the confirmation of dimensions as applicable to their bid.

Question 21: Do you have an estimated amount of fill needed for the basements to bring to grade? If there is a lack of concrete to fill the basement voids, what type of material would you like put in in place?

Response: The Contractor is responsible for the confirmation of dimensions as applicable to their bid. See specification sections 022235 “Recycled Crushed Material” and 026110 “Earthwork, Backfilling and Drainage” for acceptable backfill material.

Question 22: There is a contractor qualification statement within the bid form - pages 8 thru 17 to be sent with bid. Do we also have to complete the CCA-2 Questionnaire and send with the bid as well?

Response: Yes.

Question 23: It is unclear what ESD forms are to be returned with the bid. Could you list the required forms?

Response: The below listed forms are required to be submitted:

- Bid Form
- OCSD-1
- OCSD-2
- OCSD-3
- OCSD-4
- OCSD-5 (if applicable to your bid)
- Use of Service-Disabled Veteran-Owned Business Enterprises In Contract Performance Form
- CCA-2 Questionnaire
- ST-220-CA

Question 24: Please provide anticipated dates for start of phases (specifically Phase II, III and IV) with substantial completion dates only if intermediate demobilization is required between phases (i.e., if abatement and demo work cannot be completed all in one mobilization).

Response: It is anticipated that all awarded Contract work including both abatement and demolition will be completed in a single mobilization.

Question 25: Utility Note No. 01 on Drawing G-002 suggests that re-routing of site utilities may be required to keep other areas of the plant and/or adjacent structures active; whereas the notes below under Specific Utility Termination Requirements elude that the majority of utilities may have been previously abandoned. Please advise whether we should carry costs in order to re-route any existing utilities in order to keep other areas of the plant alive - perhaps Phases II, III and IV still need utilities as we demolish Base Bid Phases IA and IB?

Response: The Contractor shall be responsible for the provision of temporary utilities as necessary for the Contractor to conduct the specified work and to provide service to the specified Construction Managers office trailer. There is no requirement to provide or maintain utility service to buildings outside of the awarded Contract work.

Question 26: Drawing D-100 illustrates netting to be lateral, please advise whether netting orientated vertically can be utilized, or perhaps send photos of the netting system that was approved for use during the previous demolition work. Please advise on any NYSDEC limitations with temporary pole/pile installation along the creek bank or whether the temporary netting structures need to be installed only on the existing walls that are schedule to remain.

Response: The use of lateral netting to prevent the debris resultant from construction from entering the creek is acceptable. Installation of poles or piles along the creek bank is not permissible unless the Contractor received written authorization to do so by the NYSDEC.

Question 27: Drawing D101 Legend shows slab on grade in dark color gray, does this mean that all other non-shaded building areas represent basements? If so, please provide depths or elevations of basements related to existing grade. All areas were not made available for inspection during site visits.

Response: Non-shaded areas on D101 represent basements and piping tunnels. The site was fully accessible with no restrictions placed on accessibility to any areas during site visits.

Question 28: Drawing D-106 does not clarify whether demolition areas are slab on grade or basement, please provide further detail similar to what was present on Drawing D-101 with areas and depths.

Response: Basements are not present in the Phase IB demolition limits.

Question 29: Note 10 on Drawing D-101 states Contractor is to dewater basements as required for inspections – please provide cross section of depth of basement in relation to the groundwater table and/or creek, alternatively, please provide assumed flow rate that is required for dewatering and how such construction water is to be managed onsite (i.e., collect in 21k frac tanks, sample and direct discharge into onsite sanitary inlet, or some other method)?

Response: During non-flood stage, water accumulating in the basements will primarily be a result of rain infiltration through building openings and accumulation of water utilized by the Contractor for dust suppression. Management of water by the Contractor shall be compliant with applicable codes, rules and regulations and subject to approval by the Construction Manager prior to the start of construction.

Question 30: Drawing AA-103 shows ceiling insulation in buildings 35 and 66 along with corrugated siding on building 60. The legend for asbestos containing materials depicting estimated quantities per phase shows the ceiling insulation materials to be part of Phase II. The legend for asbestos containing materials depicting estimated quantities per phase shown on drawing AA-102 shows the corrugated siding to be part of Phase IV. Referring to drawing G-001: Buildings 35, 60 and 66 are part of Phase IA. Please advise.

Response: See revised specification section 028213 Part 1.1.B and revised Drawings AA-102 through AA-105 as noted above.

Question 31: Regarding Breakdown Item 6: Removal of all stucco and exterior façade materials. All stucco and façade materials shall be disposed of in a NYSDEC licensed landfill. Is this for any remaining stucco and exterior façade materials that do not contain ACM? Our assumption is that Item 5 would capture abatement of all exterior ACM materials (i.e. stucco and exterior façade). Also, please clarify your definition of façade materials. Would brick and block infill be considered a facade material? Please advise.

Response: See response to Question 18 above. Façade materials include all materials associated with the exterior walls of the building, this includes but is not limited to stucco/plaster, concrete, brick, block, paint, etc.

Question 32: For the PCB bulk product waste (galbestos), can you please provide analytical or at least confirm whether PCB concentrations exceed certain regulatory thresholds: >50 ppm? > 500 ppm?

Response: PCBs were detected at concentrations >500 ppm in the ACM corrugated siding/galbestos.

The Prospective Bidder shall acknowledge receipt of this addendum in their bid submittal.

END OF ADDENDUM NO. 2