

ADDENDUM No. 2 (4/29/14)

ABATEMENT, DEMOLITION AND SITE STABILIZATION
OF THE EPISCOPAL CHURCH HOME

Questions and Responses

1. The Firm is a plan holder for the referenced project and we need copies of the bid drawings and specification in electronic format (pdf) in order to solicit bids from subcontractors. Can you please direct Liro to email or put these documents on a disc for that purpose? We really do not have enough time to distribute full size prints for that many requests and it is unlikely that these potential subcontractors will purchase the entire set for \$200.

ESD RESPONSE: The Bid Drawings will be made available in electronic format at the office of LiRo Engineers, Inc. 690 Delaware Avenue, Buffalo, NY 14209 with payment of the required fee. The Specifications found in the Project Manual are posted on ESD's website at <http://www.esd.ny.gov/CorporateInformation/RFPs.html>. Any contractor that has already paid the required fee and received a set of drawings can pick up the drawings in electronic format at LiRo's office with no additional fee.

2. Please further clarify your answer to question 2 released in addendum 1. If the Prime Contractor does not have a valid NYS DOL Abatement license are they still qualified to bid if they engage a primary NYSDOL licensed abatement subcontractor with the required experience per contract documents.

ESD RESPONSE: Asbestos abatement work is the major component of this contract. The Prime Contractor must have a valid NYSDOL asbestos abatement license. Any subcontractor performing abatement work must also have a valid NYSDOL asbestos abatement license. Either the Prime Contractor or a subcontractor, who has a valid NYSDOL asbestos abatement license, must meet the experience requirement.

3. Regarding the backfill of the building voids - in the earthwork section of the bid docs it says that the material shall consist of crusher-run demolition debris that meets gradation requirements for NYSDOT No. 2 material. Acceptable demolition debris constituents include concrete, bricks, masonry units, mortar, and non-ACM clay tile. Is there a certain percentage of brick that we can use or can we use all of the brick that comes from the buildings?

ESD RESPONSE: There is no maximum percentage of brick specified for crushed recycled demolition material. The backfill material can include crushed recycled demolition material made up of concrete, bricks, masonry units, mortar, and non-ACM clay tile provided it meets the gradation and analytical requirements stated in the specification section.

4. Are HVAC, plumbing, and electrical components to be considered non-washable and to be removed and disposed of as ACM?

ESD RESPONSE: The Contractor will be permitted to leave non-porous building materials within the project work areas providing they can be decontaminated in accordance with Code Rule 56 and any NYSDOL approved variances obtained by the Contractor and sufficiently to demonstrate completion of abatement to the Asbestos Project Monitor.

5. Minutes of site tour from April 23, 2014 are attached.

**Empire State Development
Episcopal Church Home – Abatement, Demolition & Site Stabilization**

**Discussion Summary
Pre-Bid meeting and Site Walkover - Wednesday April 23, 2014 at 10:00 AM**

The project team was introduced by LiRo and a brief overview provided. Team members include:

- Empire State Development (Owner)
 - ✓ Steve Gawlik (Questions on this solicitation must be transmitted to Steve and received by mail or e-mail no later than Monday, April 28, 2014 at 4:00 p.m)
 - ✓ Maria Lehman

- LiRo Engineers (Engineer/Construction Manager)
 - ✓ Bob Kreuzer
 - ✓ Mike Byrne
 - ✓ Bruce Przybyl
 - ✓ Jason Colvin

ESD discussed the Bid and Contract. Discussion points included:

- Fixed Price Contract with Unit Price provisions (see information on Bid Form)
- Prevailing Wage Rates are applicable
- MBE/WBS participation requirements are not less than 25 % of the total dollar value including 15% MBE and 10% WBE. These details are in the contract documents.
- A complete set of all Contract documents may be obtained at the office of LiRo Engineers, Inc., 690 Delaware Avenue, Buffalo, New York 14209 upon payment of \$200.00 per set, by certified check, money order made payable to Empire State Development.
- Sealed bids must be received by May 5, 2014 at 2:00 p.m. in order to be considered.
- Contractors should fill out all components of the Bid Form.

LiRo discussed the optional walkovers. Points discussed were:

- Optional walkovers will be held on Thursday April 24, 2014 at 9:00 a.m. and Friday April 25, 2014 at 9:00 a.m., by appointment, during which access to the interior building areas not accessible during the mandatory pre-bid meeting will be allowed.

- All representatives entering the buildings are required to possess a current NYSDOL. Asbestos certification, respiratory fit test and protective equipment, a hard hat, safety glasses, waterproof construction boots, and operating flashlight.
- Representatives attending either of the optional walkovers must be asbestos credentialed personnel.
- The same areas will be available on both days – areas other than the flooded basement areas will be accessible. There is no need to attend both days.
- Appointments for the optional walkovers can be made through Ellie Schultz at 882-5476 through close of business the day before the respective walkovers.

LiRo discussed the scope of work. Points covered included:

- The Base Bid work includes the complete abatement of all asbestos and universal/hazardous materials, removal of a closed underground storage tank, and demolition for the following buildings and structures:
 - Canterbury Building
 - Maintenance Building
 - Robinson Addition
 - Robinson Building
 - Russell Building
- The Base Bid work also includes abatement of interior asbestos and universal/hazardous materials (excluding asbestos abatement of building roofs and exterior window caulk and glazing) and stabilization and providing weather-tight enclosure for:
 - Thornton Building
 - Hutchinson Chapel
 - Tunnel between Thornton and Hutchinson
- Alternate No. 1 adds:
 - exterior abatement and demolition of Thornton Building
 - demolition of the tunnel between Thornton and Hutchinson
 - construction of a larger landscaped berm
- The Work also includes:
 - resetting of catch basins
 - protecting remaining utilities
 - backfilling to defined grades
 - providing final grading using gravel
 - constructing a landscaped berm

- replacing sidewalk sections
- furnishing and installing new fencing

LiRo discussed phasing and schedule. Points covered included:

- There are four phases presented which are presented on the Bid Form.
- Scheduled Phase I completion dates are also subdivided by building: the Canterbury Building and Garage contain no friable asbestos and the abatement work shall be completed no later than 52 calendar days from NTP. Abatement of the Russell Building (and Thornton under the Alternate) shall be completed within 84 days from NTP. The Robinson Building and Robinson Addition shall be abated within 129 calendar days from NTP.
- Scheduled completion dates for Phase II demolition are also subdivided by building. Demolition of the Canterbury Building and Garage shall be completed within 107 days from NTP. Demolition of the Russell Building (and Thornton under the Alternate) shall be completed within 136 days from NTP. The Robinson Building and Robinson Addition shall be demolished within 190 days from NTP.
- Phase III is Stabilization of Thornton and Chapel which shall be completed 84 days from NTP.
- Phase IV is Site Final Grading and Preparation which shall be completed within 218 days from NTP. ESD may defer the construction of the landscaped berm and replacement of sidewalk sections until the growing season of 2015.

LiRo discussed some of the aspects of the job. Points covered included:

- parking area at intersection of Columbus and Massachusetts could be used by others during the project – excluded from the work area
- Except for Canterbury, ground floor of Hutchinson, and ground level of the Tunnel – the interiors of the buildings have been vandalized and are contaminated by friable asbestos
- In the levels contaminated by friable asbestos the Contractor will be responsible for the removal of all building contents, debris and non-washable building materials under full containment as ACM waste
- In the levels contaminated by friable asbestos the Contractor will be permitted to leave non-porous building materials for removal during the demolition phase provided that the materials are decontaminated and cleared.

- Primary asbestos concerns include spray-on fireproofing, floor tile with mastic, contaminated ceiling systems (plaster and suspended tiles), and thermal system insulation (this is not an exhaustive list).
- Robinson Building has ACM spray-on fireproofing in the soffit
- ACM spray-on fireproofing is present at Robinson Building, Robinson Addition, and a portion of Thornton Hall
- Perlite is present in the exterior wall cavities
- Residents along Columbus Ave. have complained in past. We will therefore be adamant about practicing good housekeeping and keeping noise, dust spread, and other nuisances to the community to a minimum.
- Live electric lines are present on the western portion of the site, These will need to be preserved.
- The Hutchinson Chapel is a historic landmark. Security is important to ESD and the community. This building has not been vandalized. The Contractor is responsible to turn over the Chapel at project-end in a stabilized condition with all present contents intact.

The group toured the outside of the facility. LiRo pointed out building divisions, project phasing, and the location of the UST.

Attachment: Sign-in Sheet



Episcopal Church Home Asbestos Abatement, Demolition and Site Stabilization Walkthrough
 April 23, 2014 10:00AM

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