

ADDENDUM No.1 – June 16, 2014

INTERIOR ASBESTOS ABATEMENT
OF THE EPISCOPAL CHURCH HOME

1. The Minutes from the June 12, 2014 Pre-Bid Meeting are attached.
2. Bidders shall note that there are significant scope reductions between the Base Bid asbestos abatement scope and the asbestos abatement scope for the cancelled solicitation for the Abatement, Demolition, and Site Stabilization of the Episcopal Church Home. The focus of the Base Bid will be to abate asbestos and hazardous materials from the interior of the complex to address the current asbestos exposure hazard to the community. Demolition and site work/stabilization are addressed under Bid Alternates. Bidders should carefully review detailed notes regarding the scope of the Base Bid on the Contract Drawings and Technical Specifications. Major Base Bid abatement scope reductions include:
 - a) The Base Bid only includes interior abatement. Interior abatement shall be limited to asbestos accessible from the interior. By accessible it is meant that asbestos shall be removed to the extent that the building envelope is not disturbed. Inaccessible asbestos and external asbestos shall be abated as part of Alternate work.
 - b) Under the Base Bid, interior abatement for the Thornton Building (Building 3A) and the Russell Building (Building 3B) will include removal and decontamination rather than complete strip-out. Bidders should refer to detailed notes regarding the scope of the abatement on the Contract Drawings particularly regarding the extent of ceiling system work and the extent of removal at the Thornton Building (Building 3A) and Russell Building (Building 3B). Under the Base Bid a complete interior strip-out will still be performed for the Robinson Addition (Buildings 2 and 2A) and the Robinson Building (Building 4).
 - c) The Base Bid does not include abatement of the Canterbury Building (Building 1) and Maintenance Building (Building 6). These structures shall be abated as part of Alternate work.
 - d) For the Base Bid, spray-on fireproofing present on the exterior facing side of steel framing, beams, and columns shall be abated only if accessible from the building interior. Materials inaccessible from the building interior shall be properly encapsulated.
3. On page BF-4 of 43 of the Project Manual, second paragraph, last sentence, the number 360 is changed to 330.
4. On page 02080-3 of the Project Manual, 1.2 SPECIAL JOB CONDITIONS subsection A, paragraph 3 is replaced in its entirety with the following:

“The entire interior of the Robinson Addition (Buildings 2 and 2A), Robinson Building (Building 4), and basement level of the Hutchinson Chapel (Building 5) have been contaminated with ACM. ACM materials may be present between interior building walls and other layered construction. The contractor shall be responsible for the removal of all building contents, debris and non-washable building materials under full containment in accordance with code rule 56. All debris and non-washable building materials shall be removed handled and disposed of off-site as ACM

waste in accordance with NYSDOL, NYSDEC, and USEPA requirements and regulations. Non-porous building materials may be decontaminated in accordance with Code Rule 56 and any NYSDOL approved variances obtained by the contractor and disposed of off-site as non-ACM debris in accordance with NYSDOL, NYSDEC, and USEPA requirements and regulations. The contractor shall be responsible for all debris and building materials removal and off-site disposal (all ACM and decontaminated waste) under his lump sum bid price. Contractor shall note that asbestos contaminated debris and building materials are not quantified in the asbestos survey and design drawings. All asbestos contaminated debris and building materials quantities shall be determined by the contractor and accounted for in his lump sum bid price”.

5. On page 02080-3 of the Project Manual, 1.2 SPECIAL JOB CONDITIONS subsection A, the new paragraph 5 below is hereby added:

“Extensive delaminated paint, debris, and deteriorated or damaged ACM materials exist throughout the Thornton Building (Building 3A) and Russell Building (Building 3B). The contractor shall be required to abate all ACM, remove all debris, remove all loose and flaking paint, remove all non-cleanable materials and clean all surfaces under negative air containment in accordance with NYSDOL Code Rule 56, any NYSDOL approved variances, and applicable regulations. All non-cleanable materials shall be disposed of as an ACM material. Cleanable non-structural building components may remain provided that they can be decontaminated sufficiently to demonstrate completion of abatement to the asbestos project monitor. Cleanable materials required to be removed in order to perform the scope of work shall be properly disposed of by the contractor. The contractor shall be responsible for all debris and building materials removal and off-site disposal (all ACM and decontaminated/cleaned waste) under his lump sum bid price. Contractor shall note that asbestos contaminated debris and building materials are not quantified in the asbestos survey and design drawings. All asbestos contaminated debris and building materials quantities shall be determined by the contractor and accounted for in his lump sum bid price”.

6. On page 02086-1 of the Project Manual, 1.1 SCOPE OF WORK, second paragraph, second last sentence, the phrase “base bid price” is replaced with “Alternate No. 2 bid price”.
7. On page 02221-3 of the Project Manual, 1.6 SUBMITTALS subsection A, the last sentence of the paragraph is replaced with: “The Demolition and Removal Work Plan shall also include a specific protection plan for the Robinson Addition (Buildings 2 and 2A), Thornton Building (Building 3A), Russell Building (Building 3B), Robinson Building (Building 4), Hutchinson Chapel (Building 5), and Tunnel under Alternate No. 1 and for Hutchinson Chapel (Building 5) under Alternate No. 2”.
8. The budget/estimate for the Base bid is in the range of \$3.3 to \$3.5 million.

**Empire State Development
Episcopal Church Home – Interior Asbestos Abatement**

**Discussion Summary/Minutes
Pre-Bid Meeting and Site Walkover - Thursday June 12, 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 Tuesday July 1, 2014 at 4:00 p.m.)
- LiRo Engineers (Engineer/Construction Manager)
 - ✓ Bob Kreuzer
 - ✓ 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 Wednesday, July 9, 2014 at 2:00 p.m. in order to be considered.
- Contractors should fill out all components of the Bid Form.
- Addendums will be posted on the ESD website at:

<http://www.empire.state.ny.us/CorporateInformation/RFPs.html>

LiRo discussed the optional walkovers. Points discussed were:

- Optional walkovers will be held on Tuesday June 17, 2014 and Wednesday June 18, 2014, 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 Department of Labor (NYSDOL) asbestos certification, 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.
- Areas other than the flooded basement areas will be accessible.
- 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 current scope including base bid and alternates and also discussed the differences between this solicitation and the cancelled solicitation:

- The Base Bid work includes the complete interior asbestos abatement and universal/hazardous material removal for the:
 - Robinson Addition
 - Robinson Building
 - Thornton Building
 - Russell Building
 - Hutchinson Chapel
 - Tunnel between Hutchinson and Thornton
- Alternate No. 1 adds:
 - Abatement of Canterbury Building and Garage
 - Demolition of Canterbury Building and Garage
- Alternate No. 2 adds:
 - Abatement of ACM left in place or encapsulated during interior abatement
 - Exterior abatement
 - Demolition of:
 - Δ Robinson Addition
 - Δ Robinson Building
 - Δ Thornton Building
 - Δ Russell Building
 - Δ Tunnel between Hutchinson and Thornton
- Alternate No. 2 work also includes:
 - resetting of catch basins
 - protecting remaining utilities
 - backfilling to defined grades
 - providing final grading using gravel and soil
 - constructing a landscaped berm
 - replacing sidewalk sections
 - furnishing and installing new fencing
 - preservation of Hutchinson Chapel including installation of a new basement Bilco type entrance.
- In the Base Bid the building envelopes will be protected.

- The major difference from the past bid is that the Base Bid only includes interior abatement. Interior abatement will be limited to asbestos accessible from the interior – by accessible it is meant that asbestos will be removed to the extent that the building envelope is not disturbed. Inaccessible asbestos and external asbestos will be abated as part of Alternate work.
- Note that the Base Bid does not include abatement of Canterbury and the Garage – it will be abated apart of alternate work.
- A major difference from the past bid is that a complete internal gut will still be performed for the Robinson Addition and the Robinson Building. However, removal and decontamination is specified for the Thornton Building and Russell Building. There are detailed notes regarding the scope of the abatement in the Contract Drawings particularly regarding the extent the ceiling system work at Thornton and Russell.
- A major difference from the past bid is that for the Base Bid, spray-on fireproofing will not be abated from the outside of beams and columns on outside walls of the buildings – it will be encapsulated if it is not accessible. Spray-on between the Robinson Building and the Robinson Addition Atrium also will be left in place in the Base Bid if it is not accessible and encapsulated. Spray-on on the overhang of the Robinson Building on the Columbus facing side will still be abated in the base bid; it will require external containment.

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

- 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, and overhangs along the Columbus Ave. side of the Robinson Building.

Attachment: Sign-in Sheet

