

DATE: September 30, 2019

DEPARTMENT OF GENERAL SERVICES
BUREAU OF PRE-CONSTRUCTION
1800 HERR STREETS
HARRISBURG, PENNSYLVANIA

ADDENDUM NO. 4

on

PROJECT NO. DGS C-0501-0022 PHASE 001

PROJECT TITLE - Allentown State Hospital - Demolition of Buildings/Structures

PROFESSIONAL:

General Services

18th & Herr Sts, Arsenal Building, 2nd floor

Harrisburg, PA, 17125

If you submitted a bid through e-Builder prior to this Addendum being issued, your bid has been discarded and you must re-submit your bid(s) through e-Builder prior to the bid opening date and time. Please see Section 4.C. of the Instruction to Bidder

GENERAL CHANGES – ALL CONTRACTS

Item 1 - Q: With respect to the coal ash removal in the Summary of Work, page 11, states "The known areas that coal ash exists is above and on the embankment near the lot to the south of the power plant". Was this area of coal ash delineated or will the contractor need to delineate the coal ash for removal and provide DGS with a plan to handle and remove the coal ash, even if it is found at the bottom of the embankment, including erosion and sediment controls, waste characterization, etc. ?

A: The contractor will have to delineate the locations for removal and remove the coal ash down to native soil utilizing E&S controls in compliance with NPDES, and characterize for disposal to a landfill as may be required.

Item 2 - Q: Once the 22,100 CY of coal ash is removed, does this area require to be backfilled and stabilized with new topsoil and seed?

A: Coal ash is to be removed to native soil. No backfilling required but stabilized with new topsoil and seed per the specifications.

Item 3 - Q: Will the DGS allow contractors to process concrete/brick/block and use this material to backfill voids as long as it meets compaction standards/requirements?

A: yes, DGS' position is as long as it meets the clean fill standards and Base Course is a 2A aggregate size and meets compaction standards. The DBCs Retained Professional will need to specify details in 100% specification(s) for review by DGS.

Item 4 - Q: Has DGS confirmed with LCCD/DEP that an NPDES permit is required? The RFP & SOW reference it, yet building removal with foundations buried 4' below is often not considered disturbance. If an NPDES permit is required, the 120-day time frame listed to complete design, including obtaining permits, is not realistic.

A: It is expected that an NPDES permit will be required. With regards to obtaining the NPDES permit, it is highly recommended to initiate an Informal Pre-application Meeting with the Lehigh County Conservation District at (610) 391-9583 ASAP upon issuance of the Letter of Intent. DGS believes the estimated 120 day time frame to obtain permits and complete the design is realistic. Even if additional time is required to obtain NPDES, other contract work can be performed, i.e. abatement.

Item 5 - Q: For unknown quantities of impacted soil below or along building slabs and walls, associated with UST closures, the ash pile, and other impacted soil areas, should we provide unit costs for sampling, regulatory reporting, excavation, and T&D or how would DGS like these unknowns bid?

A: Complete and submit the Unit Price Schedule provided in the Bid Documents folder and submit in the Cost envelope long with the Appendix C Cost breakdown form.

Item 6 - Q: If an NPDES permit is required, may the design/approvals schedule be extended to 8 months? The 4-month (120-day) time frame listed in the RFP does not consider that the aerial survey is inadequate for an NPDES submission, and a topographic survey must be requested per the DB-PPM, competitively procured, awarded, performed, and incorporated into the stormwater plans, calculations, and reports. Even an expedited NPDES permit (extra permit fee) takes 4 months from the time of the first submission to LCCD, after all of the preparatory work described above is complete. The sampling, testing, and resolution of potential soils contamination issues referenced on page 10 of SOW could further delay the NPDES process and cannot be tied to a liquidated damages schedule. Four months is insufficient.

A: The 4 months for design is an estimated time frame but part of the 546 total contract duration. Topographic survey information will be shared with awarded DBC and contours are shown on drawings C-100 through C-104. DGS believes an estimated four months for design is sufficient for design and obtaining permits.

Item 7 - Q: Given the size of the project and submittal requirements we would like to request a 2 week extension of the Proposal Submission Deadline.

A: No extension of Proposal Submission deadline.

Item 8 - Q: Scope of work references 4 wells to abandon, Phase 1 shows 5. Should we bid as 4 or 5?

A: 5

Item 9 - Q: Several times in the scope of work document Appendix Q, it mentions third party oversight will complete verification sampling. This seemed to go back and forth for each area of environmental concern. Should the DBC assume that they have to investigate areas and collect samples, to not only define the extent of contamination, but for disposal characterization and approval, as well as to determine if the bottom of the excavations are clean?

A: The third party QA is hired by the Department for the benefit of the Department only and they will be verifying and performing clearance testing as may be required and they will be verifying quantities abated. The contractor is required to perform Quality Control testing (QC) which would include but not limited to characterization testing as noted in Statement of Work, characterization testing for disposal, OSHA compliance monitoring/testing, compaction testing, soils, and concrete testing as may be applicable, etc.

Item 10 - Q: Can we add a line items onto the bid form for other items we feel are unit rates? For example additional excavation, various tests for the analytical parameters required? Same question for PCB impacted soil and concrete?

A: All RFP proposers are required to complete the Unit Price Schedule.pdf sheet found in the Bid Documents tab and submit the completed sheet with the Appendix C Cost Breakdown form in the cost sealed envelope. Do not edit the Unit Cost Schedule.

Item 11 - Q: Disposal facilities have their own analytical requirements for disposal approval, can we add a line item for disposal acceptance sampling requirements at various disposal locations?

A: Disposal of various waste streams at disposal facilities, and characterization testing is a DBC responsibility and is part of the lump sum bid. Do not alter the Unit Price Schedule form.

Item 12 - Q: Many buildings have PCB levels in window glazing and caulk and these are known to leach over time? How should we address the soils beneath these items for building identified with PCBs?

A: Pre-demolition hazmat surveys did test and identify PCB materials in some buildings. The abatement of these items are part of the lump sum bid by DBC. Whether PCBs have leached in to soils is unknown and will be addressed by the DBCs Retained Professional in completing the specifications. PCB abatement including soils is part of the contract.

Item 13 - Q: The RFP states that 90 days are allowed between Proposal submission deadline and Notice of Selection. Is this included in the 546 calendar day project duration?

A: The 546 day contract period includes design and construction (demolition) and starts on the day the Initial Job Conference (IJC) commences. Once the selected DBC is selected, a Letter of Intent (LOI) is issued by DGS to direct DBC to start work while contract signing is taking place behind the scenes. IJC is typically scheduled 10 days after LOI is issued.

Item 14 - Q: Bid documents (Appendix Q - SOW) has the work being completed in 546 days. Is this calendar or

working days?

A: 546 days are calendar days.

Item 15 - Q: Is it the intention of the DGS to require MEP Design for removal of MEP on this project?

A: No

Item 16 - Q: How should bidders calculate a lump sum price per page 17 of the RFP for removal and offsite disposal of the uncharacterized and (largely) unquantified contaminated soil described in the Phase 1 ESA executive summary? Using the unit price schedule might be manageable and should be considered.

A: Regarding unquantified potentially contaminated soils, the Statement of Work - Hazmat - Environmental, the following is clarification: 1) potential dry cleaning contamination at the laundry building - bid quantity 5 CY and associated backfill, 2) potential contamination at Fire Training a.k.a. civil defense buildings - bid quantity 5 CY and associated backfill, 3) potential contamination at, Statement of Work - Demolition Sewage Treatment, bid quantity 15 CY and associated backfill. DBC is required to perform the specified characterization testing in each of the above enumerated locations as provided. If contamination levels are above bid quantities, a change order will be considered. The Unit Price schedule is a required submission form (refer to Addendum 3).

Item 17 - Qs: 1. Please confirm that a bid bond, letter of surety or any other guarantee is not required with our bid submission. A: Refer to the RFP and the Requirements Checklist for documents to be submitted with your proposal. This RFP is not requesting a "bid bond" or a "letter of surety" to be submitted with your proposal. 2. We are unable to locate any sample analysis for the water within the reservoirs and water tower. Please advise if any information is available regarding the water in these structures. Will it be permissible to drain the water into the site? A: No water sample testing performed. Water can be drained on site in compliance with any applicable laws. 3. The Statement of Work, page 1 and 2 identifies building and structures that are included within this RFP, though we are unable to find information on the following structures: 42 - Cold Storage Structure 46 - Incinerator Foundations 48 - Storage Shed 49 - Above Ground Electric Vaults 54 - Pump House 55 - Incinerator and metal Shed 57 - Fire Academy - aka Civil Defense buildings Please advise if any information is available for these buildings/structures. Without any other information, can, at least, more accurate location information be provided for these structures? A: The referenced buildings do not have available drawings and DBCs Professional to provide. Refer to all the Appendix N drawings, including Pre-demolition Hazmat Survey drawings (some of the names are different) and "C" series drawings. 4. A general question was asked about backfilling and that no basement depths provided. A: The basement depth elevations need to be estimated. 5. For Hazmat - Environmental work, are we to assume that we are to base our pricing on the documents, including quantities provided, and that, in general, as those quantities are exceeded, a Change Order will be generated as compensation for that additional material? A: yes, in addition, this Addendum provides clarification with environmental bid quantities. Change Orders will be considered for quantity discrepancies in accordance with the General Conditions. 6. The Statement of Work, page 10, regarding USTs/ASTs identifies that we are responsible to remove all contamination associated with those tanks. Is potential contamination to include surrounding soils? If so what quantity? A: DGS is not aware of leaking tanks. Bid quantity 10 CY/Gallons petroleum contamination. 7. The Statement of Work, page 11, identifies 22,100 cys of coal ash disposal. Please identify what contaminants are to be assumed for disposal. The range is too broad without analyticals to prepare accurate pricing. Please advise. A: Coal ash is considered a residual waste and each landfill has its own requirements for accepting this waste. 8. Will the topographic maps be provided in CAD format? A: Electronic topographic information that was used for the "C" series drawings will be available to the awarded DBC. 9. Is there a boundary survey available for the site? If not available, will a boundary survey be required? A: A boundary survey will not be required. 10. The Statement of Work, page 12, identifies that we are to dispose of existing furnishings. Because limited access was provided during the site visit, please advise regarding the quantity that should be assumed for the disposal of furnishings. A: All furnishings are required to be removed as part of the lump sum contract. The walk through provided a representative condition +/- 11. Are all existing roads and paths to be preserved as part of the project? Given the poor condition of many of these areas and expected continued deterioration during demolition, is the DBC expected to restore paved areas upon completion of demolition activities. A: DGS will perform a pre and post construction inspection of the condition of the roads and paths and DBC will be required to patch areas where deterioration is notable. DGS is not expecting all roads to be repaved. 12. Are utility as-built plans available? If not, will utility explorations be required to identify existing on site utility and drainage features to be demolished (or to remain)? A: Any existing utility and as-builts drawings available to DGS will be shared with awarded DBC. Whether any utility explorations are needed or not will be determined by DBC/Retained professional and reflected in 100% specs/drawings. Include cost in lump sum bid. 13. Confirm that existing utilities can be abandoned in place, and complete removal is not required. A: yes 14. Is chain link fence to be standard fence or security fence (barbed wire)? A: Chain link fence, with gates provided where needed, will not require barbed wire. 6' chain link will be sufficient. 15. What municipal approvals, other than building permits for demolition are anticipated? A: No land development. Historical approval done. Depending on how DBC handles current road access for CSC and alters current ingress/egress is a possibility. If any municipal

approvals are required, it will be part of the lump sum bid.16. Other than L&I and E&S/NPDES permits for demolition, are any other approvals anticipated for the treatment plant decommissioning? A: DBC/Retained Professional to determine whether any decommissioning of WWTP is required. 17. The work statement indicates that 2 of the 3 water tanks are active. Please confirm that all 3 tanks are to be demolished. A: All three tanks are to be demolished. 18. Are roadway or intersection modifications/improvements anticipated at Hanover Avenue as part of this contract? A: It would depend if the DBC alters the current entrance or exit or not at Hanover Ave to accommodate CSC two way traffic as outlined in Statement of Work. DGS owns the roads on the property. DBC to verify with City of Allentown any concerns to accomplish RFP scope of work and all associated costs are part of the lump sum bid. 19. Will traffic studies be limited to developing and coordinating routes for trucking and site access? A: DBC to coordinate with City of Allentown as to what may be required to accomplish project scope of work and include any associated costs in bid. 20. Is the CSC and adjacent development on independent sewer and water services? A: Yes 21. There are no NWI-mapped wetlands or NRCS-mapped hydric soils on the site? Has a wetland delineation been done? If not should it be assumed for the purposes of this proposal that there are no wetlands or watercourses on site and that no wetland-related permitting will be required? A: DGS has no knowledge of any wetlands and no wetland surveys have been performed. 22. The Allentown State Hospital was determined by the PA SHPO to be eligible for the National Register of Historic Places in 1984. The PA SHPO will require consultation as to whether or not a re-evaluation of this determination will be necessary - has this consultation occurred? A: The PA SHPO has already been contacted and a mitigation plan already in place. DBC only needs to perform the historic salvage removal as listed on the drawings. Careful removal and temporary storage of the items are essential. Coordination of storage of these items will be coordinated during demo. Historical Preservation will pick up. Follow directions in Statement of Work. 23. Please clarify that the design work associated with preparing the demolition documents associated with the HVAC (Mechanical), Electrical, Plumbing, Fire Protection is not required to be bid out. A: These disciplines not required to be designed or bid out separately.

Item 18 - Q: Is there a requirement to specifically name SB or SDB Companies in our Proposal or just the committed dollar value to the SB/SDB Companies? A: Just the committed dollar value of the SB/SDB.

Item 19 - Q: Please clarify the clearance criteria for Building #1, the friable material fireproofing. It has been applied in a manner that makes it impossible to access certain locations from inside the building without dismantlement that would effect the integrity of the structure, making it unsafe for abatement workers to remain inside the building. May we remove all accessible material, encapsulate, clear the interior and begin demolition, then access material that is sandwiched between intersected structural members and Q deck as it becomes exposed during the course of demolition. A: This depends on the DBCs means and methods and compliance with the DBCs Retained Professionals 100% specifications.

Item 20 - Q: If Proposer or member of Proposer's team is self-performing demolition will design contractor be required to develop drawings referenced in Section 4-6.2 if performing contractor does not require them? A: Yes

Item 21 - Q: Will Design Contractor be required to develop drawings with the level of detail described in Section 4-6.2 if Demolition Contractor does not require them? A:Yes

Item 22 - Q: Are any utility services for Buildings 6, 8 or 9 running through or attached to a building, structure or tunnel to be demolished? A: These buildings have their own utilities. There may be abandoned lines in tunnels.

Item 23 - Q: Does DBC need to import 21,000 CY of fill material to replace the 21,000 CY of excavated coal ash? A: No

Item 24 - Q: Section 2-4.1 item 1.b of the Request for Proposal document states that Proposer shall "Provide personnel qualification forms with their respective firms under Qualification Forms below". Please provide a copy of the qualification form as we are unable to find them in the bid documents. A: Section 2-4.1 item 1b. of the RFP shall be "Provide personnel qualification forms with their respective firms under section 2-4.4 Qualification below"

Item 25 - Q: Earthwork Section, 2.1.F (states that recycled crushed concrete or bricks will not be allowed to be used as base course. Will recycled crushed concrete and bricks from demolition that meet the clean fill standard be allowed to

be used as general fill materials? A: Recycled crushed concrete and bricks from demolition that meet the clean fill standard will be allowed to be used (2A size).

SPECIFICATION CHANGES – ALL CONTRACTS

Item 1 - N/A

DRAWING CHANGES – ALL CONTRACTS

Item 1 - N/A