

GOSR IFB: DEMOLITION OF RESIDENTIAL PROPERTIES
Answers to Questions from Bidders

August 27, 2014

Please note: an addendum with revisions to forms and instruction is pending and will be posted shortly.

- 1. What asbestos survey documentation is available? Do asbestos surveys exist for any residential properties in these packages?**

No. See #5, #7, and #16 below.

- 2. Can a demolition contractor who self performs asbestos abatement also have the third party air monitoring firm?**

Yes.

- 3. Will the abatement requirements follow New York State since the facilities are owned by the State or New York City regulations regarding asbestos removals?**

Contractor will follow NYS and NYC regulations.

- 4. Will we be required to pay New York State and New York City fees as they relate to abatement and demolition permits?**

Yes. Bidders must include this in their bids for accuracy.

- 5. What is the process for asbestos removal in structures that are deemed structurally unsound?**

As an experienced demolition contractor you should have the capacity to inspect the properties, make your own determinations, and take responsibility for remediation if required. Therefore these risks are to be assumed by the contractor.

- 6. Are there any homes on Staten Island for which demo permits have been pulled and can be reassigned?**

No. Contractors should take it upon themselves to do the necessary research for permits.

- 7. What asbestos survey documentation is available?**

No asbestos documentation is available. If and to the extent that GOSR makes available any reports or materials, such disclosure is for information only and is subject to independent verification by the Bidders. GOSR does not warrant or guarantee the accuracy of any such reports or other materials.

- 8. How will unstable bulkheads be handled?**

Bulkheads are not to be removed but protected in place.

- 9. Please confirm the insurance requirements for the demolition contractor. Is the \$10,000,000 commercial general liability limit necessary and required for all locations?**

\$10 million in coverage is required for Contractor as a firm, with \$2,000,000 per occurrence.

- 10. Please confirm and advise why the fire damage and water damage minimum limit of \$500,000 is required.**

Correction: no coverage will be required for fire damage and water damage.

- 11. Is professional liability insurance truly required for this contract?**

Correction: no coverage will be required for professional liability insurance.

- 12. The limits for mold removal within the houses to be covered under this contract cannot be quantified. How are we to provide a price for mold removal if there are no quantities provided?**

See #16 below.

- 13. Please confirm that you want the General Contractor to hire and perform the asbestos investigation and survey. Normally this is performed by the owner to avoid any conflict of interests.**

Yes. See #16 below.

- 14. Do asbestos surveys exist? If no asbestos survey is currently supplied, how are we to put a value on what is to be abated? There is no quantity for us to bid on for the asbestos abatement. Please advise.**

See #16 below.

- 15. Regarding tank removal at various locations, please confirm which locations have underground oil tanks or propane tanks. Also, what are the requirements for handling universal wastes?**

See #16 below.

- 16. There are no quantities/locations provided for lead based paint removal. Please provide the quantities/locations.**

In answer to this and the preceding four questions, it is not known whether any hazardous materials or tanks exist on any sites. However, these are small residential properties. As an experienced demolition contractor you should have the capacity to inspect the properties, make your own determinations, and take responsibility for remediation if required.

Therefore, these risks are to be assumed by the contractor. If and to the extent that Owner makes available any reports or other materials on these subjects, such disclosure is for information only and is subject to independent verification by the Bidder; Owner does not warrant or guarantee the accuracy of any such reports or other materials.

- 17. What is the time allowed for completion?**

There will be a single outside date for completion of each package (i.e., meaning one date for all properties within each package), as follows, in each case from date of notice to proceed:

- (a) Package 1, 60 days; and
- (b) Each of Packages 2-5, 90 days.

18. Please confirm fire hydrants are to be disconnected by the demolition contractor.

No disconnection of fire hydrants.

19. Are fees for permits waived due to Hurricane Sandy related federal funding?

No waiver. All fees for permits and filings must be included in bid price.

20. There are various locations where there are wooden walkways and bulkheads on the property of homes to be demolished. Are these structures to remain or be removed with the house being demolished?

All improvements on each property are to be demolished and removed except for bulkheads, which are to be protected in place.

21. Is a bid bond required for this contract? Are performance and payment bonds required?

Bid, performance, and payment bonds will be required if the contract price for the particular package of properties exceeds \$150,000. Bonds will not be required if the contract price for the particular package is less than \$150,000.

22. What type of fence (with details) will be required as a completion fence after demolition?

No fence is required. After demolition each property will be a vacant lot as provided in the specification.

23. What are payment terms?

Payment terms are 85% at substantial completion (i.e. demolition and removal of house) and 15% at final completion.

24. Who is responsible for utility disconnects?

The contractor is responsible and shall coordinate with each utility to disconnect the various utilities.