GOSR IFB: DEMOLITION OF RESIDENTIAL PROPERTIES
Answers to Questions from Bidders – Part II
September 11, 2014

1. Bid Form items 1 and 2 requests that we provide base and overtime hourly rates for employees.
   - Please advise which employee we should provide rates for.
     Should we provide rates for different categories of employees involved with the work, including:
     - Project Manager,
     - Superintendent,
     - Laborer,
     - Equipment Operator,
     - Teamster,
     - etc.

     The Bid Form had been revised. Hourly rates are not required.

2. The Invitation for Bids identifies that there will be a specific "Substantial Completion" for each property.
   - What will be the required *duration* for the completion of each site?

     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 <u>from</u> <u>date</u> <u>of</u> <u>notice</u> <u>to</u> <u>proceed</u>:
     (a) Package 1, 60 days; and
     (b) Each of Packages 2-5, 90 days.

   - Please advise as to what will constitute *Substantial Completion* for each site?

     Please refer to the Demolition Agreement, which defines "Substantial Completion."

3. The Invitation for Bids identifies that the Contractor's Contract Price shall include (among other things) the cost of removing any in-ground fuel tanks, asbestos-containing materials, and lead-based paint. There are also no Asbestos surveys provided for any of the addresses.
   - What assumptions are we to make regarding pricing for asbestos abatement and the removal of other materials in each building? The potential differential in pricing for asbestos abatement can vary greatly from property to property. Please advise.
   - Will this solicitation also include removal and disposal of other regulated wastes including refrigerants, paints and solvents, cleaning agents, etc. that *may* be encountered during the work?
   - Have these types of materials been removed previously?

     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.

4. Schedule A - section C, Asbestos Removal, identifies that we are to examine and perform any required testing to confirm the presence, or absence, of Asbestos and remove all ACM found, including testing and air monitoring required to support removal efforts.
   - Asbestos regulations for NY State and, where applicable, NY City identify that the *Owner* is to perform Asbestos testing and air monitoring through an independent third party firm. Please advise how we are to handle this requirement, for testing and air monitoring, within this procurement?

     See #4 above. Bidders may propose to use subcontractors as needed.

5. Please identify how we will expect to find each building upon turnover.
   - Will homes be boarded up and secured?
   - Will any site maintenance be required including cutting grass, etc.?

     Each bidder will have an opportunity to inspect the properties.

6. Supplementary Conditions for Contracts identify bonding requirement for contracts exceeding $100,000.
   - From this perspective, will the 5 packages be evaluated individually or cumulatively, as a group?

     Bid, performance, and payment bonds will be required if the cumulative contract price of all packages for which a particular bidder is chosen exceeds $150,000. Bonds will not be required if the cumulative contract price of all packages for which a particular bidder is chosen is less than $150,000. Please note that this is a clarification of answer # 21 in the August 27, 2014 questions.

7. Schedule A, item A.1. identifies that we are to confirm property line dimensions from survey.
   - Please advise as to who will provide site survey for each location?

     If a site survey is required for permitting purpose or otherwise to complete the work under the Demolition Agreement, it shall be contractor's responsibility to provide a site survey.

8. Schedule A, item A.1. identifies that we are to install a fence complying with Laws around the exterior of the site.
   - Is the intent of the fence only to comply with regulatory requirements?

The fence should comply with regulatory requirements and provide site security during the performance of the Work.

- Will a fence be required to be left upon completion?

  No.

9. Schedule A, item E.3. identifies that we are "responsible to close up and secure each property after each time we perform the Work at the property address".
   - Please advise what will be expected relative to *closing up* the site?
   - Is the intent to secure access to each building?

     Contractor must secure access to each building and provide site security during the performance of the Work as appropriate for the improvements then remaining on the site.

10. Schedule A, item E.13. identifies that we are to provide all engineering, surveying, field measuring, lines, elevations,….
    - Please advise regarding extent of work to provide site surveys for each location?
    - Will surveys be available for each building?

      See #7 above.

11. Numerous properties have bulkheads and docks along the water. Many are in a state of disrepair.
    - What will be our responsibility for handling these features?

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

12. If water work is required additional permits will be required including Army Corp. of Engineers and NYS DEC.
    - Please advise whose responsibility it will be to obtain these permits.

      It will be the contractor's obligation to determine and obtain all required permits.

13. You state in your answers that as an experienced demolition contractor we should have the capacity to inspect the properties and make our own determinations. We do not have access to the properties since they are all locked up and windows boarded. The only way to determine whether roofing and other materials are ACM is to have them tested. We cannot do this pre-bid due to the expense and not having access to interiors. The way the bid is set up now, bidders are not bidding on a level playing field. If someone in the business is friends with an investigator the results could be shown negative when they are actually positive. This would be a big disadvantage to the many reputable companies that do not play games and are honest. I have never seen a government bid before that doesn't test and give the asbestos results out before the bid.

Each bidder will have an opportunity to inspect the properties.

14. You state that for packages 2-5 we have 90 days for completion. Is this from the notice to proceed or once permits are obtained? It can take up to 3 months or longer to have NYC DOB review Means and Method drawings and then approve them. They then have to set up pre-demo inspections of each property which takes awhile. Once that is done it then takes up to a week for them to enter a pass in to the system which then allows you to pull the permits

The timeframe for completion is from the date of the notice to proceed.

15. Are there any liquidated damages if completion is later?

There are no liquidated damages.

16. For properties directly on the water, will DEC permits be required? This can sometimes take up to 4-5 months to obtain?

It will be the contractor's obligation to determine and obtain all required permits.

17. Assuming that the State has acquired the parcels, will the successful bidder be furnished with the property surveys for verification prior to demolition?

We will not be providing these.

18. Please let me know if the NYS prevailing wage applies to this project.

Correct. Prevailing will apply to this project.

19. The new Bid Form, specifically for Batch 4, does not include the following 2 addresses that were on the original Bid Form, though these addresses are identified on the revised Structural Priorities list.

330 Sound Beach Boulevard, Sound Beach
17 Shore Drive, Sound Beach, NY

Both addresses have been added to Bid Form

20. Documents referred to as Assessment Check Lists are provided with the bid documents, yet no mention is made in the Invitation to Bid, or related documents, how these Lists would tie in to the contract
    - Please advise how these documents will tie into our contractual requirements for this solicitation.
    - Are these work scope documents?
    - The Assessment Check Lists are not clear. Do the Yes/No answers in those Lists identify that
        - Yes - we are to perform that work

- Yes - that work needs to be done.
- Yes – the work is complete

YES indicates that the work is applicable and needs to be done. The Assessments Check List is a general program guideline and is not meant to describe what is included in this bid. For what is required in this bid, contractors must review the scope of work.

21. The documents are not clear regarding BONDS.
    - Please advise if a Bid Bond is required.
    - Will a Bid Bond be required for <u>each</u> procurement?

    Yes a Bid Bond is required, but only if the total sum of all bids exceeds 150K.
    - Will Performance and Payment Bonds be required?

    Yes Performance and Payment Bonds are required, but only if the total sum of all awarded contract exceeds 150K.

22. Differing statements have been made regarding wages to be paid to trades persons.
    - Please advise regarding required wage rates to be paid for this procurement.

    All contractors will be required to follow the Federal Davis Bacon Wage requirement for all work related to this contract.

23. The documents provided are not clear regarding required durations.
    - Do durations include the permit process, which, in certain locations could easily exceed the project duration? Please advise.

    Durations provided do include the permit process. As this is a government program most municipalities are willing to cooperate to expedite the permit process. Each property will be dealt with on case by case basis.

24. Because, by Code, we are unable to provide an Asbestos survey and follow up with any required Asbestos Abatement we will not be able to obtain a demolition permit to perform the work.
    - How will the abatement process work, taking into consideration current legal constraints ?

    The contractor is required to obtain the services of an environmental surveying company to provide a pre-demolition survey.

25. Documents do not have any specific requirements for backfill.
    - Please advise if there are any special requirements for backfill.
    - If required, will backfill requirements differ from site to site?

    Contractors shall be required to follow local building guidelines with regards to the suitable backfill required for each location.

26. The documents provided do not identify any special requirements for installing topsoil and seed.
    - Please advise if topsoil and seeding will be required for each location.

    Seeding will be required, but topsoil will not be required.

27. Do any of the properties have any special wetlands considerations?

    Contractors must check with each local municipality for any special considerations.

28. Is there currently a Storm Water Pollution and Prevention Plan (SWPPP) in place for any of the properties?

    Demolition contractors shall not be required to install any additional or specific SWPPP. However contractors shall be required to adhere to the minimum local DOB requirements to manage construction site storm water runoff. This requirement could vary from location to location.