



# GLENDOWER

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## ADDENDUM #4

**Date:** August 2062024

**Solicitation#:** GG-24-IFB-939

**Description:** Site Contractor for Union Square CSS

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Prospective respondents, and all those concerned, are hereby informed that the following changes to the above solicitation are made a part of the bid documents. Please note that the ACKNOWLEDGEMENT OF ADDENDA FORM can be found on Glendower's Collaboration Portal under the Document Library. This form must be completed and returned as a part of the response to this solicitation. **Failure to complete and submit the ACKNOWLEDGEMENT OF ADDENDA FORM will deem this response as non-responsive.**

**The deadline for sealed bids has been extended until September 9, 2024, at 3:00 PM E.S.T. All other submission requirements remain unchanged.**

Attachments that are in Cobblestone available for download:

1. Davis Bacon Wages- Heavy
2. Soil Data – Church Street South
3. Drawings CSS
4. Draft Contract- A101

The revised Bid Form is attached to this addendum, and it should be used to submit pricing.

**Q1. Will you hold a site visit next week?**

A1. Yes. Wednesday August 7<sup>th</sup> at 11:30 am.

**Q2. Where does the pipe removal stop, does it stop at inside fence area, do we go into the street?**

A2. at the fence/property line

**Q3. What is the depth of the Asbestos transit piping to be unearthed?**

A3. Depths typically range from 3-6 feet below grade. The groundwater table is approximately 9-10 below grade.

**Q4. The BID form references the services of a construction manager. This job appears to be a unit price BID. Fees are not usually provided on a unit price project. Please advise?**

A4. This will be a General Contractor and an Invitation For Bid.



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**Q5. The unit prices appear to identify pipe, but they do not mention any structures. Are there no catch basins, manholes, drains, etc. that need to be removed as part of this project?**

**A5. No. All none subsurface structures are pipes**

**Q6. Please reference figure 5, The appears to be 6 areas of concern.**

- **Polluted fill 1-7'** There is no unit price for the removal and disposal of polluted fill. Please advise? **There is a line item for polluted fill.**
- **Buried transit piping-** Assumed this is accounted for in the pipe unit prices? **Yes**
- **Buried utility lines under building-** Assumed this accounted for in the pipe unit prices? **There are no existing buildings.**
- **Buried utility lines under former streets-** Assumed this is accounted for in the pipe unit prices **All work stops at the street/property line.**
- **Buried abandoned transformers-** There is no unit price for this. Please advise? **No known buried transformers.**
- **Considerable demolition debris-** There is no unit price for this. Please advise? **Dumpster pricing is a line item.**

**A6. See above**

**Q7. The phase 2 reports do not appear to be in the project documents. Please advise?**

**A7. A phase 2 report is not finalized at this time.**

**Q8. There appear to be trees at the project site. There is no BID item for tree removal, please advise?**

**A8. There will not be tree removal in this phase.**

**Q9. Please confirm contractors are to include 3,900 LF of temporary fence with wind screen. This appears to be item 11. Of the BID form**

**A9. The fence is existing. The price is for the windscreen only.**

**Q10. According to drawing CSS-1 a large portion of the RCP pipe is located in Columbus Avenue (Route 1). We have the following questions regarding this:**

- 1. Does the work in Columbus Avenue need to take place at night since its unlikely we will be able to shut down this road?**
- 2. Do we need to include police for all work shown in the streets? Is that to be included in the per linear foot prices?**
- 3. There are no bid items for pavement patching. It's assumed that all work in the road needs to be patched per DOT standards. Please provide a unit price and a detail to bid.**

**A10. No work will occur in the street.**

**Q11. Are there demolished building and foundations on site? Please confirm that the scope of work for this project does not include the removal of any existing foundations or buildings debris.**



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A11. All Church Street South foundations were removed. There may be pre-1960 historic foundations which will remain in place.

**Q12. Do the linear foot prices for pipe removal need to include provisions for clean fill being backfilled in the trench?**

A12. No.

**Q13. Please reference item 6 of the bid form "Petroleum impacted soil." There are a few questions associated with this:**

- a. **The estimated quantity of soil on the bid form is 350. Figure 5 appears to identify 4,170 Tons of impacted soil. Which is accurate?** The polluted fill in the bid documents relates to unidentified fill which may be encountered during pipe removal, not the large bloom.
- b. **Figure 5 identifies 75,600 SF of petroleum impacted soils. The note states that the soils is about 8-10' deep. Please clarify how the tons were calculated. Based on the 75,600SF x 8' deep / 27 = 22,400CY which is about 33,000 tons of soil. Please clarify how much soil is apart of the base bid.** The polluted fill in the bid documents relates to unidentified fill which may be encountered during pipe removal, not the large bloom.
- c. **There is no bid item for clean fill. Are all holes to be left excavated with no new clean fill brought in?** No
- d. **The petroleum impacted soils appears to run adjacent to union street. If this soil is 8-10' deep we will need to install shoring to shore the road while the removal occurs. There is no bid item for shoring, please advise.** The polluted fill in the bid documents relates to unidentified fill which may be encountered during pipe removal, not the large bloom.

A13. See above

**Q14. Please confirm item number 5 of the bid form "Asbestos contaminated soil" is 10 Tons of soil.**

A14. Unit price is per ton, not 10 tons (e.g. \$75.00/ton)

**Q15. After the teleconference will a physical site visit be held?**

A15. Yes. Wednesday August 7<sup>th</sup> at 11:30 am.

**Q16. Please advise if an example contract can be provided for review.**

A16. Yes. See attached.

**Q17. Is there a requirement to cap the Transite pipe being removed at the property line?**

A17. Yes if live.

**Q18. Please define limits of excavation depths along Union Street and Columbus Avenue, please advise whether shoring will be required in these areas and provide unit cost category in the bid from.**

A18. All excavation will cease at property lines and the large bloom is not included in the scope of work.

**Q19. Please confirm the proceeds for payment of overburden encountered above and beyond the quantities listed on the bid from?**



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A19. That will be addressed post award.

**Q20. Please confirm the HUD labor percentages are 20% Minority and 6.9% Women and if a requirement or goal?**

A20. Standard State of Connecticut and City of New Haven labor requirements will be required.

**Q21. Please provide timing of asbestos sampling tests. How long will it take to get the testing results back?**

A21. We anticipate receiving laboratory results on the same day, if samples collected & submitted to the laboratory by noon. Otherwise, results would be available the following morning.

**Q22. Please provide depths of all existing piping to be removed.**

A22. Depths typically range from 3-6 feet below grade. The groundwater table is approximately 9-10 below grade.

**Q23. Please confirm the there is no work outside of the existing fence including the existing pipe shown in Columbus Avenue and that the pipe removal stops at the fence line.**

A23. Confirmed.

**Q24. Please confirm any petroleum soil removal specifications?**

A24. This unit price is for budgetary purposes only. We do not anticipate encountering petroleum-contaminated soils, which have been characterized as weathered heating oil. These soils are present at the water table depth (8-10 feet below grade). If petroleum contaminated soils are encountered, Contractor will excavate these soils as required, place on a minimum of 20-mil poly and cover securely with 20 mil poly. Loading, transport and treatment will follow.

**Q25. On pdf page 17 of the RFP dated 7.15.24, the page titled " \*Bid Form for Site Contractor For Union Square - CSS +Wolfe" Please add an item for common or structural fill as well as the projected quantities.**

A25. Not included in this bid.

**Q26. On pdf page 17 of the RFP dated 7.15.24, the page titled " \*Bid Form for Site Contractor For Union Square - CSS +Wolfe" item # 6 which states: "Excavation, stockpiling, loading, transportation, and offsite treatment of one ton of petroleum-contaminated soil or other contaminated soil", lists 350 Tons, however the Figure 5 drawing shows two areas with the petroleum-contaminated soil, the first area shows 3,800 Tons and the second area showing 370 tons which total 4,170 tons. This is a large discrepancy, please review and confirm if 350 tons is accurate or provide a revised quantity of material to be handled and removed from site.**

A26. The pricing is per ton for contaminated soil discovered during pipe removal. This bid does not address the bloom excavation.

**Q27. Please provide the Davis Bacon labor rates required that are applicable to the labor requirements for this project, specifically Davis Bacon rates for the sitework.**

A27. Attached.



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**Q28.** This existing site previously had existing structures that were demolished and removed from site. There may be remnants of the existing structures and other unidentified subsurface structure. Since this work is unforeseen and not quantifiable, please confirm the contractor's proposals should exclude this work. Note it is understood that small clean rubble from the RCP line will be used as backfill onsite.

**A28.** Confirming that this work should be excluded.

**Q29.** Are there any known subsurface obstructions or left over debris that will need to be removed from site? If so please provide additional information required for proper quantification and bidding.

**A29.** All known subsurface obstructions have been identified.

**Q30.** Will the soil removed from the site need to be replaced with new imported fill material?

**A30.** Not at this time.

**Q31.** SECTION 02080 – ABATEMENT OF ASBESTOS CEMENT PIPE, section 1.1 G, states "The Contractor is responsible for restoring all work areas and auxiliary areas utilized during abatement to conditions equal to or better than the original. Any damage caused during the performance of abatement activities shall be repaired by the Contractor at no additional expense to the Owner.

**A31.** The 3<sup>rd</sup> paragraph of the first section (1.1.A) requires onsite crushing concrete pipe to 3" minus for use as backfill into excavation trenches.

**Q32.** Please confirm the voids left by the removal of the petroleum contaminated soil and the depressions made after ACP and RCP pipe removal will need to be filled in with fill material to avoid potential safety issues.

**A32.** Not included in this bid.

**Q33.** If the voids and depressions are to be filled under this project please provide a material specification identifying the fill material required to go back into the ground. Please define what level of compaction is required and at what lift intervals.

**A33.** Not included in this bid.

**Q34.** On PDF page 17 of the Invitation to Bid, the "Unit of Measure" Column lists LSF for each item. Please revise to include requested units as there may be inconsistent results in some of the categories between bidders.

**A34.** Revised attached

**Q35. Existing Fence Questions:**

**Part A:** Is the contractor responsible to install scrim on the existing fence? Please provide any specific requirements. **Yes**

**Part B:** In the event the existing site fence needs maintenance or relocation, is the Owner or Contractor responsible for this work through the duration of the project? **This is not applicable.**

**Part C:** Which fencing company installed the fence?

**A35.** Unknown. Completed by previous owner.



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**Q36. Are there existing utilities that run through the site that will need to be protected during the remediation process?**

A36. The only utilities of concern are certain stormwater and/or sanitary lines located on the north parcel that serve other properties and shall remain in place. We will coordinate with GNHWPCA. The extent of these lines will be minimal.

**Q37. Part A: Please advise who is responsible for identifying the active buried site utilities?**

A37. The Owner

**Q38. Part B: Since this work is not quantifiable and in an effort to reduce overall project cost, should this work be excluded in the contractor proposals and carried as an allowance by the owner to be tracked on a time and material basis if encountered during remediation?**

A38. Yes

**Q39. Can you provide soil testing analytics?**

A39. Yes. Please see Attached.

**Q40. Can you delineate the UI corridor that is not part of the work? Can you put the width of the corridor?**

A40. Yes. Please see attached.

**Q41. Are we capping the lines at the fence line?**

A42. Yes, we will cap at our property line. We are capping the dead lines. Anything that may come up in the corridor will need to be capped.

**Q42. Do approximate quantities include the corridor piping?**

A42. It does not; we provided overall LSF.

**Q43. What happens to the concrete that we dig up?**

A43. We do not anticipate this. We are asking for the pipes to be removed.

**Q44. If we hit slab, are we just ripping it out?**

A44. Yes.

**Q45. Are we pulling out the catch basins**

A45. No. Not at this time.

**Q46. If it exceeds estimated quantity, how do we address that?**

A46. If there is something that goes beyond the intended scope that would be addressed by a change order.

**Q47. Is RCP going back into the ground?**

A47. No.

**Q48. Please reference Spec section 02080 1.1 Item F note 3. This states that all demolition debris resulting work become the property become the property of the contractor, this includes concrete, brick, wood, wire, etc. Please confirm that urban fill and misc existing**



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debris uncovered during earthwork do not need to be removed from site. Based on the site its highly likely that we will uncover old building materials during our work.

A48. Confirmed that the urban fill and misc existing debris that is uncovered do not need to be removed from site.

**Q49. Please identify how deep we need to excavate for the pipe removal.**

A49. Depths typically range from 3-6 feet below grade. The groundwater table is approximately 9-10 below grade.

**Q50. Please provide Owner contract.**

A50. Attached sample.

**Q51. Per Section 02080 - Abatement of Asbestos Cement Pipe Part 1.1 C, "The The New Haven Housing Authority (Owner) will retain the services of a Licensed Environmental Professional, Licensed Asbestos Project Designer, and Licensed Asbestos Project Monitor for protection of its interests and those using the building. Pre-abatement, during abatement and post-abatement visual inspections will be conducted."**

A51. Confirmed that the owner is providing the LEP.

**Q52. lease confirm that the Owner will be providing a hygienist for all hazardous materials on the project, including removal of asbestos containing piping, for the removal of contaminated soil and any other hazardous materials encountered on-site.**

A52. Confirmed that the owner is providing the LEP.

**Q53. Please provide analytics on identified diesel contaminated soil necessary for proper bidding purposes. It is currently not possible to accurately bid removal of the contaminated soil without analytical information.**

A53. See attached.

**Q54. Please confirm tree removal will be included only at locations where the trees are in conflict with removals of piping.**

A54. It is not anticipated that any tree removal will be required unless absolutely necessary for pipe removal.

**Q55. Please advise if existing vines shall be removed from existing fence.**

A55. Yes as this is necessary to install the screening.

**Q56. Land fills and haulers are asking for analytics of the soil. We do see any indication other than on drawing.**

A56. Please see attached.

**Q57. Does Payne Environmental have soil sampling results?**

A57. Please see attached.

**Q58. In regards to soil excavation & disposal, is the only soil to be removed and disposed where piping is to be removed?**

A58. Yes. That is correct.



**GLENDOWER**

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**\*BID FORM FOR SITE CONTRACTOR FOR UNION SQUARE - CSS +WOLFE**

I (we) \_\_\_\_\_,  
 Company Name Tax ID No.

Propose to complete this scope of services as described in the scope of work over a three(3) month period. I (we) Propose to furnish all labor, materials, equipment, services and supervision required by the contract documents for the entire work, in accordance with the contract document and scope of work for construction of the site construction manager for the lump sum price of \_\_\_\_\_ (\$ \_\_\_\_\_). For Construction Phase Services, the Construction Manager will charge Glendower a stipulated Construction Phase Fee equal to percent (\_\_\_%) of the Construction Cost Limitation for the Project.

**Bid Price Breakdown**

Item No.	Description	Unit of Measure	EST. QUAN	UNIT PRICE	COST
1	Excavate, remove, and dispose of one linear foot of 6" - 10" diameter exterior, underground asbestos transite pipe utilizing appropriate engineering controls.	LF	3000		\$
2	Excavate, remove, and dispose of one linear foot of 15" diameter reinforced concrete pipe (RCP).	LF	1800		\$
3	Excavation, loading, transportation, and disposal of one ton of asbestos-contaminated soil.	TON	20		\$
4	Excavation, stockpiling, loading, transportation, and offsite treatment of one ton of petroleum-contaminated soil or other contaminated soil.	TON	20		\$
5	Removal and disposal of one 30 yard waste container of friable asbestos-containing materials.	EACH	1		\$
6	Removal and disposal of one 30 yard waste container of non-friable asbestos-containing materials.	EACH	1		\$
7	Removal and disposal of one 30 yard waste container of construction and demolition debris.	EACH	1		\$
8	Removal and transport offsite to a metal recycling facility of one 30 yard container of scrap metal.	EACH	1		\$
9	Add windscreen to the property to ensure it meets all specified requirements and standards as outlined in the scope of work.	LF	3900		\$
10	TOTAL STRUCTURE & LAND IMPROVEMENT				\$
11	General Requirements				
12	SUBTOTAL (Lines 10& 11)				\$



13	Builder's Overhead		
14	Builder's Profit		
15	SUBTOTAL (Lines 13 & 14)		\$
16	TOTAL FOR ALL IMPROVEMENTS		\$

**NOTE THAT THE CONSTRUCTION PHASE FEE SHALL NOT EXCEED FOURTEEN (14%) PERCENT OF THE CCL BROKEN DOWN AS FOLLOWS: SIX (6%) FOR GENERAL CONDITIONS, TWO (2%) PERCENT FOR OVERHEAD, AND SIX (6%) FOR PROFIT. BOND PREMIUM IS INCLUDED AS A PART OF GENERAL CONDITIONS.**

NAME OF PROPOSER:

\_\_\_\_\_

SIGNATURE OF PROPOSER:

Date

\_\_\_\_\_