

Addendum Number Four
Request for Proposals for the Demolition of the
Mulford Gardens Public Housing Site
The Municipal Housing Authority for the City Of Yonkers

This addendum addresses submitted questions and provides clarification, additional information, and modifications to the 13 September 2007 RFP Documents.

This addendum, as of this issue date, becomes an integral and binding part of the RFP Documents and supersedes the initial base documents, where applicable. All respondents shall indicate in their proposals that they have received, read and understand the issues presented herein.

The Proposal Due date is extended to 4:00 EST, October 26. All other conditions and requirements regarding proposal submission remain applicable.

Questions:

Q1 – “What is the amount of insurance required to conduct the work?”

A1 – Section 3 (General Conditions) Article 36 of the RFP provides the insurance requirements, with the following clarifications:

The first sentence of Paragraph (a) subparagraph (2) shall revised to “Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$10,000,000 per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others.”

The first sentence of Paragraph (a) subparagraph (2) shall revised to “ Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$5,000,000.”

Q2 – “Is there a scheduled start date or time frame with in the phase of work that the UST’s are to be removed?”

A2 – The UST’s removal should be coordinated with demolition of the boiler house in order to address any potential concerns regarding maintaining integrity of the building during excavation of the tanks and any associated impacted soil.

Q3 – “Is the actual gallons of fuel oil left in the USTs known?”

A3 – The amount of product/liquid in the tank is unknown. The MHACY is planning on removing the remaining fuel oil and steam cleaning the tanks prior to award of the contract.

Q4 – “Have the USTs always contained #2 oil or did they contain heavier oil at one time (ie #6 oil)?”

- A4 – It is unknown if the tanks was ever used for storage of anything other than No. 2 fuel oil.
- Q5 – “How do we obtain full size contact drawings showing dimensions for each typical building to be demolished? If drawings will not be available please inform us on how to obtain such information.”
- A5 – The original design drawings for the Mulford Gardens Housing Complex were drawn to scale and are available at MHACY’s office. See Addendum #2 for information how to view the drawings. Drawings included in the Request for Proposal may be printed larger using appropriate printing devices and paper.
- Q6 – “Please clarify if the materials prior to crushing and stockpiled need to be separate between brick and concrete.”
- A6 – Brick, masonry and concrete rubble may be crushed and stockpiled together; all other debris must be segregated and disposed of offsite.
- Q7 – “Has the City waived the demolition permit fee?”
- A7 – No. All standard City permits and fees are required and are the responsibility of the Contractor to obtain and include in his proposal.
- Q8 – “Is there an erosion control plan coming? At the walk-through it was stated that a plan was forthcoming.”
- A8 – The erosion control measures were specified on the demolition plan and in the specifications in the RFP. Also see Addendum #3 for clarification.
- Q9 – “What is the total of water and sewer disconnects for each of the buildings? The drawing does not specify.”
- A9 – The original design drawings indicate there is 1 sewer and 1 water connection per building; however the final as-built number of connections is unknown. The Contractor’s work includes disconnecting all services from the buildings prior to demolition.
- Q10 – “At the walk-through it was stated that a fencing plan would be provided. As of this date, I have not seen one. Is the fence permanent or temporary? We need to know the height of the fence, type, and how many gates are required.”
- A10 – The fencing requirements were clarified in Addendum 3. A detail of the required fence is provided on the demolition plan. Gates must be maintained where currently provided, and may be added at the Contractor’s discretion for the convenience of his work.
- Q11 – “How thick is the insulation on the roof of all the buildings?”
- A11 – The roofing insulation thickness is unknown.
- Q12 – “We are requesting an electronic version of the Excel (spreadsheet) of the asbestos Survey Report, starting on page 2 through 30 in section 1.04 Summary of Asbestos Containing Materials (ACM).”

A12 – The pdf version of the RFP is all that’s available.

Q13 – May contractors review the construction drawings of the Mulford Gardens?

A13 – The Housing Authority will make the drawings again available for review on October 22 between the hours of 10:00 AM through 2:00 PM by appointment, pursuant to addendum 3. Contractors may review the drawings for a period of ½ hour to provide all parties with equal opportunity to review the drawings.

Other Scope Clarifications:

1. **Contract Period:** Section 3 (General Conditions) Article 25 of the RFP shall be revised to “The Contractor shall complete all work required under this contract within 180 calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer” unless otherwise stated in the proposal and agreed to by MHACY.
2. **Payments:** The second sentence of Section 3 (General Conditions) Article 27 paragraph (d) of the RFP shall be revised to “Such estimates shall be submitted not later than 30 days in advance of the date set for payment and are subject to correction and revision as required.”
3. **Liquidated Damages:** The first sentence of Section 3 (General Conditions) Article 33 paragraph (a) of the RFP shall be revised to “If the Contractor fails to complete the work within the time specified in the contract, or an extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of \$250 for each day of delay.”
4. **Cost Proposal Table:** Proposers shall use the revised cost proposal table as attached for their response to this RFP.

END OF ADDENDUM NO. 4

FINANCIAL PROPOSAL BREAKDOWN

DEMOLITION – AREA I

1.	Mobilization and Demobilization	\$ _____
2.	Perimeter Construction Fencing (to remain)	\$ _____
3.	Building Demolition – Building A (include debris removal, utility disconnects, aboveground demolition, material segregation, crushing, offsite disposal of debris, etc., as appropriate for each building)	\$ _____
4.	Building Demolition – Building B	\$ _____
5.	Building Demolition – Building C	\$ _____
6.	Building Demolition – Building D	\$ _____
7.	Building Demolition – Building E	\$ _____
8.	Building Demolition – Building F	\$ _____
9.	Building Demolition – Building G	\$ _____
10.	Building Demolition – Building H	\$ _____
11.	Building Demolition – Building I	\$ _____
12.	Building Demolition – Building R	\$ _____
13.	Building Demolition – Building S	\$ _____
14.	Building Demolition – Smokestack	\$ _____
15.	Removal of 3 underground storage tank systems (includes soil excavation required for tank removal, disposal of tank systems and any remaining product, and backfill of excavations to grade with compacted on-site fill)	\$ _____
16.	Salvage Item – 1,500 bricks (cleaned, palletized, and wrapped)	\$ _____
17.	Salvage Item – Exterior Building Lighting (as many as possible)	\$ _____
18.	Salvage Item – Playground Equipment (disassembled and stored for MHACY pickup)	\$ _____
19.	Permits and Fees	\$ _____
20.	Other (describe below):	
	a. _____	\$ _____
	b. _____	\$ _____
	c. _____	\$ _____
	d. _____	\$ _____

DEMOLITION – AREA I TOTAL \$ _____ (Line 1)
(LUMP SUM)

FINANCIAL PROPOSAL BREAKDOWN

DEMOLITION – AREA I (continued)

UNIT COSTS

21. Non-hazardous contaminated soil excavation
(labor and equipment) associated with tank removal, if required \$_____ per day
22. Non-hazardous contaminated soil transportation
and disposal associated with tank removal, if required \$_____ per ton
(includes all waste classification sampling (labor and lab costs),
submission, and coordination as required by the receiving facility
for approval/acceptance of the material, as well as placement and
compaction of imported clean granular fill to restore excavation to
grade)
23. Dewatering, treatment, and disposal of contaminated
groundwater associated with tank removal, if required
(note dewatering of non-contaminated groundwater
required should be included in item 15 above) \$_____ per gallon

FINANCIAL PROPOSAL BREAKDOWN

DEMOLITION – AREA II

1.	Mobilization and Demobilization	\$ _____
2.	Perimeter Construction Fencing (to remain)	\$ _____
3.	Building Demolition – Building J (include debris removal, utility disconnects, aboveground demolition, material segregation, crushing, offsite disposal of debris, etc., as appropriate for each building)	\$ _____
4.	Building Demolition – Building K	\$ _____
5.	Building Demolition – Building L	\$ _____
6.	Building Demolition – Building M	\$ _____
7.	Building Demolition – Building N	\$ _____
8.	Building Demolition – Building O	\$ _____
9.	Building Demolition – Building P	\$ _____
10.	Building Demolition – Building Q	\$ _____
11.	Salvage Item – Exterior Building Lighting (as many as possible)	\$ _____
12.	Salvage Item – Playground Equipment (dissembled and stored for MHACY pickup)	\$ _____
13.	Permits and Fees	\$ _____
14.	Other (describe below):	
	a. _____	\$ _____
	b. _____	\$ _____
	c. _____	\$ _____
	d. _____	\$ _____

DEMOLITION – AREA II TOTAL \$ _____ (Line 2)
(LUMP SUM)

FINANCIAL PROPOSAL BREAKDOWN

DEMOLITION – BOTH AREAS COMBINED

- | | | |
|----|---|---------------------|
| 1. | Subtotal of Area I and Area II Lump Sums (previous pages) | \$ _____ (Line 1+2) |
| 2. | Cost Savings if awarded both Areas (deduct) | \$ (_____) |

**DEMOLITION – BOTH AREAS TOTAL
(LUMP SUM)** \$ _____ (Line 3)

FINANCIAL PROPOSAL BREAKDOWN

ASBESTOS ABATEMENT – AREA I

- | | | |
|-----|--|----------|
| 1. | Mobilization and Demobilization | \$ _____ |
| 2. | Temporary Water, Heat and/or Power | \$ _____ |
| 3. | Abatement – Building A
(includes removal and disposal of all asbestos containing materials
required to be abated in each building, inc. permits and variances) | \$ _____ |
| 4. | Abatement – Building B | \$ _____ |
| 5. | Abatement – Building C | \$ _____ |
| 6. | Abatement – Building D | \$ _____ |
| 7. | Abatement – Building E | \$ _____ |
| 8. | Abatement – Building F | \$ _____ |
| 9. | Abatement – Building G | \$ _____ |
| 10. | Abatement – Building H | \$ _____ |
| 11. | Abatement – Building I | \$ _____ |
| 12. | Abatement – Building R | \$ _____ |
| 13. | Other (describe below): | |
| | a. _____ | \$ _____ |
| | b. _____ | \$ _____ |
| | c. _____ | \$ _____ |
| | d. _____ | \$ _____ |

ABATEMENT – AREA I TOTAL \$ _____ (Line 4)
(LUMP SUM)

ADD-ALTERNATE COSTS (AT PHA’s DISCRETION)

- | | | |
|-----|--|-------------------|
| 14. | Removal and Disposal of ACM steam pipes between buildings
(labor and material, including backfill to grade) | \$ _____ per foot |
| 15. | Site variance for removal of underground ACM steam pipes | \$ _____ |

UNIT COSTS:

- | | | |
|-----|--|--------------------|
| 16. | Removal and disposal of ACM pipe insulation | \$ _____ per foot |
| 17. | Removal and disposal of ACM floor tiles/Mastic | \$ _____ per sq ft |
| 18. | Removal and disposal of ACM caulking | \$ _____ per foot |

FINANCIAL PROPOSAL BREAKDOWN

ASBESTOS ABATEMENT – AREA II

- | | | |
|-----|--|----------|
| 1. | Mobilization and Demobilization | \$ _____ |
| 2. | Temporary Water, Heat and/or Power | \$ _____ |
| 3. | Abatement – Building J
(includes removal and disposal of all asbestos containing materials
required to be abated in each building, inc. permits and variances) | \$ _____ |
| 4. | Abatement – Building K | \$ _____ |
| 5. | Abatement – Building L | \$ _____ |
| 6. | Abatement – Building M | \$ _____ |
| 7. | Abatement – Building N | \$ _____ |
| 8. | Abatement – Building O | \$ _____ |
| 9. | Abatement – Building P | \$ _____ |
| 10. | Abatement – Building Q | \$ _____ |
| 11. | Other (describe below): | |
| | a. _____ | \$ _____ |
| | b. _____ | \$ _____ |
| | c. _____ | \$ _____ |
| | d. _____ | \$ _____ |

ABATEMENT – AREA II TOTAL \$ _____ (Line 5)
(LUMP SUM)

ADD-ALTERNATE COSTS (AT PHA’s DISCRETION)

- | | | |
|-----|---|-------------------|
| 12. | Removal and disposal of ACM stream pipes between buildings
(labor and material, including backfill to grade) | \$ _____ per foot |
| 13. | Site variance for removal of underground ACM steam pipes | \$ _____ |

UNIT COSTS:

- | | | |
|-----|--|--------------------|
| 14. | Removal and disposal of ACM pipe insulation | \$ _____ per foot |
| 15. | Removal and disposal of ACM floor tiles/Mastic | \$ _____ per sq ft |
| 16. | Removal and disposal of ACM caulking | \$ _____ per foot |

FINANCIAL PROPOSAL BREAKDOWN

ASBESTOS ABATEMENT – BOTH AREAS COMBINED

1. Total of Area I and Area II Lump Sums (previous pages) \$ _____ (Line 4+5)
2. Cost Savings if awarded both Areas (deduct) \$ (_____)_

**ABATEMENT – BOTH AREAS TOTAL
(LUMP SUM)** \$ _____ (Line 6)

FINANCIAL PROPOSAL BREAKDOWN

DEMOLITION AND ASBESTOS ABATEMENT – BOTH SERVICES AND AREAS COMBINED

1. Total of Area I and Area II Lump Sums (previous pages) \$ _____ (Line 3+6)
2. Cost Savings if awarded both services and areas (deduct) \$ _ (_____)

**BOTH SERVICES AND AREAS TOTAL
(LUMP SUM)** \$ _____ (Line 7)