

Addendum Number Three
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 the questions raised at the pre-bid meeting 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.

Questions from Pre-Bid Meeting:

Q1 – “Will MHACY open the bids publicly?”

A1 – As noted in the RFP, MHACY is not accepting bids but rather proposals which will not be opened publicly.

Q2 – “When does MHACY expect the work to start?”

A2 – MHACY expects to have a contract in place and start the demolition/abatement work near the end of November.

Q3 – “What/where is Building S?”

A3 - Building S is the one-story vehicular garage at the end of St. Joseph’s Place. Asbestos findings for this building were not included in the Scope of Work. An estimate is provided for the presence and removal of the following presumed asbestos containing materials from this building:

- Built-up Roofing: Approx. 400 SF
- Roof flashing/mastic: Approx. 100 SF

Q4 – “Where is the ornamental fence that is to be salvaged and how much of it must be salvaged?”

A4 – The ornamental fence to be salvaged is the fencing around the perimeter of the site. As the fence currently secures the site, the request for the contractor to salvage the fence during this contract is omitted, as the fence will be salvaged at a later date by MHACY or the re-development contractor. The contractor may use or supplement the perimeter fencing for additional security, but shall not damage or otherwise prevent the salvaging of the fence at a later date by others. If the contractor chooses to remove the fence for any reason, he shall do so in a manner that will allow for MHACY to salvage it. Also, see revised financial breakdown for specific line items for other salvage items.

Q5 – “How is playground equipment to be salvaged?”

A5 - Contractors shall disassemble playground equipment and store on-site until MHACY can arrange transport/pick-up.

Q6 – “Where are soil erosion measures required?”

A6 – As further explained in the RFP, contractors shall line disturbed areas and stockpiles with haybales/erosion protection measures.

Q7 – “Where are utility disconnects to occur – at the building or at the main?”

A7 – The location of utility disconnects (at the building or at the main) are at the discretion of the contractor and utility provider. Note that several of the utilities on-site are to remain and must be protected, and that the Contractor must provide an as-built of capped utilities amongst other things upon completion of his work.

Q8 – “How much of the site to be cleared?”

A8 – To the maximum extent practical, existing trees and vegetation shall be maintained and protected to minimize soil erosion.

Q9 – “The written specs call for temporary fencing while the drawing detail shows a permanent fencing detail. Please clarify the type of fence you are requiring?”

A9 – Where existing perimeter fencing is insufficient for security, Contractor should install a chain link fence that will protect the site and remain in place after the demolition/abatement phase of the project is complete. The fence will need to be anchored into the ground or otherwise stabilized as required to ensure its longevity.

Other scope clarifications:

1. **Water Service:** The Contractor shall use hydrants (with city approvals for tapping/metering) for water supply. Existing water service to the buildings (if they are present) may not be used.
2. **Fencing:** Contractor must provide temporary fencing along south side of St. Joseph’s Place to secure the site. St. Joseph’s Place provides access to private neighboring residences to the north and may only be closed with the joint permission of MHACY and the City, with provisions made for the neighbors to access their property.
3. **Asbestos Abatement Clarification:** Removal and disposal of all Asbestos Containing Materials (ACM) from the buildings including but not limited to pipe and pipe joint insulation, asbestos debris, floor tiles/mastic, caulking, roof flashing/mastic, etc. shall be accomplished as per NYCRR Part 56-11.4 (Pre-Demolition Asbestos Abatement Projects) and applicable site specific variance requirements.
4. **Pipe insulation Debris in Trenches:** The pipe insulation within the trenches may be in damaged condition. Debris from damaged piping may exist within the trenches. The pipe and joint insulation as well as the debris shall be properly removed and disposed as per NYCRR Part 56 requirements.

5. **ACM Accessibility:** Abatement work includes necessary selective demolition and excavation to access concealed ACM for its proper removal and disposal. Demolition and excavation shall be performed using protective measures to maintain a safe working environment.