



**CITY OF NEWARK
DELAWARE**

**CITY OF NEWARK
RODNEY COMPLEX – ENVIRONMENTAL REMEDIATION
CONTRACT NO. 18-10**

**ADDENDUM 1
October 4, 2018**

1. Notice to Bidders

- A. This Addendum is issued to all registered plan holders pursuant to the Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Specifications, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum with their submitted proposal.
- C. The date for receipt of bids is unchanged by this Addendum.
- D. The Pre-Bid meeting sign in sheet is attached to this addendum.
- E. During the Pre-Bid Meeting site walk several contractors asked questions that have been documented below and answers have been provided. However, if a question has been left off this list, it is the Contractors responsibility to submit the question in writing per the guidelines indicated in the Contract Documents.

2. Pertinent Information Mentioned During Pre-Bid Meeting:

Item 1:	This project is being funded through a Delaware SRF Loan. All SRF Requirements must be met. The DBE requirements are optional, and not mandatory. The Contractor shall pay employees per the prevailing wage rates set by the Delaware Department of Labor. Drug testing requirements are provided in the Contract Documents.
Item 2:	Contractor shall maintain pedestrian access around the site at all times except when permission has been granted by the City to restrict pedestrian access around the site. The tunnel to South Main Street under the CSX Railroad is well-used and all efforts shall be made to minimize closures.

Item 3:	Potable water will be available to the Contractor from a fire hydrant on site. The service to the building plumbing has been disconnected, therefore no water is available from any fixtures within the building. The City will pay for all water fees and connection fees to connect to the fire hydrant.
Item 4:	The contractor is responsible to pay for all associated remediation, disposal, and oversight fees resulting from a PCB spill generated by the Contractor. The contractor is not responsible for the removal of existing PCB saturated concrete.
Item 5:	If a Contractor would like to perform an additional site visit, a request via email should be sent to Tim Filasky at the City of Newark to schedule the site visit.

3. Responses to Questions Proposed During the Pre-Bid Meeting

Question 1:	Can you clarify the tax exemption clause in the Specifications.
Response 1:	The City is tax exempt. The awarded contractor will receive the proper documentation from the City stating the City's tax exemption.
Question 2:	Can the remediation of the buildings be phased so that the demolition for each building follows the remediation of the building as the work is being completed?
Response 2:	No, all work must be substantially complete by February 28, 2019 as indicated in the Contract Documents.
Question 3:	Does all the debris from the remediation have to be removed, or can it be left on site?
Response 3:	All hazardous materials must be removed from the site as indicated in the Contract documents. Non-hazardous debris generated from the removal of hazardous materials may stay on site. However, this debris must be piled neatly against a wall, and away from any means of egress.
Question 4:	Who will be doing the air monitoring?
Response 4:	BrightFields will be conducting air monitoring on behalf of the City during asbestos abatement.
Question 5:	Does the contractor have to provide frost protection for the temporary water?
Response 5:	No. However, at the end of each work day the Contractor is required to disconnect the temporary water service from the fire hydrant.
Question 6:	Is electric power available?
Response 6:	Currently the site has electric power. Once the transformers are removed the site will no longer have power. The City will cover any fees associated with de-energizing the transformers and any costs associated with providing a temporary power source. However, the Contractor is responsible to provide any lighting,

Addendum #1
Contract 18-10: Rodney Complex – Environmental Remediation

	electrical cords, etc. to provide power to the buildings from the City provided temporary power source.
Question 7:	Does the oil have to be removed from the transformers?
Response 7:	No the oil can remain in the transformer while the transformer is being removed from the building. However the Contractor is responsible for all additional costs associated with any oils spills. This includes disposal costs, and oversight costs incurred by the City.
Question 8:	Is there a transformer for each building?
Response 8:	There are a total of 4 transformers. One for Buildings A/B, C/D, E/F, and the power house building.

END OF ADDENDUM #1