

ADDENDUM No. I

PRE-BID MEETING AGENDA

KES Project No. 0564.08422

BROOME COUNTY LAND BANK CORPORATION
ASBESTOS ABATEMENT AND DEMOLITION

11 Prospect Avenue, Port Crane, New York 13833, Town of Colesville
714 E Windsor Road, Windsor, New York, 13865, Town of Windsor
2667 NYS Route 12, Chenango Forks, New York 13746, Town of Barker
18 Broad Street, Binghamton, New York 13904, City of Binghamton
8 & 8 ½ Cypress Street, Binghamton, New York 13905, City of Binghamton
1209 Nanticoke Drive, Endicott, New York 13760, Town of Union
61 Park Avenue, Binghamton, New York 13903, City of Binghamton(ADD Alternate No. 1)

May 21, 2024, at 10:00 AM

- 1) Sign in Sheet - Refer to attached sign-in sheet for attendees.
Everybody announces name & company.

- 2) Project Contacts:
 - A. Project Designer: Keystone Environmental Services
58 Exchange Street
Binghamton, New York 13901
(607)723-5117
Contact: Timothy W. Marble
tmarble@kecompanies.com

 - B. Owner: Broome County Land Bank Corporation
60 Hawley Street, 5th Floor
Binghamton, NY 13901
(607) 778-6001
Contact: Ms. Jessica Haas Executive Director
jessica.nejeschleba@broomecountyny.gov
Contact: Mr. Robert O'Donnell Assistant Director
Robert.O'Donnell@broomecountyny.gov

- 3) Bid Date: June 5, 2024, at 2:00 PM ET
Location: Broome County Land Bank Corporation
60 Hawley Street, 5th Floor
Binghamton, NY 13901
Bids will be thereafter publicly opened and read aloud.

- 4) Type of Bid Security & Performance Bonding:
 - A. 10% Bid Bond is required
 - B. Performance and Payment Bonds each in the amount equal to 100% of the contract sum is required.

- 5) Insurance: As outlined in General Conditions of the Contract, Supplementary Conditions (Section 00800) and Supplements to the Bid Form (Section 00400). If there are any discrepancies in insurance requirement Section 0400, Risk Management Insurance will take precedence.
- 6) Construction Schedule Date (Start - no later than July 15, 2024): Work shall begin 10 calendar days after award (Notice To Proceed Award – June 26, 2024) , demolition and site restoration Base Bid will be completed in 30 working days. Add Alternate if accepted will be completed in 10 working days. Substantial Completion shall be September 11, 2024. Final Completion shall be within seven (7) calendar days from Substantial Completion.
- 7) Schedule / Press Conferences: NO PRESS CONFERENCES FOR THIS CONTRACT.
- 8) Permits: Contractor shall obtain all permits required for their work.
- 9) Wage Rates: This is **NOT** a prevailing wage rate project.
- 10) Site Examination Dates: Walk-through will occur at conclusion of this pre-bid meeting.
- 11) General scope of work overview: The Contractor shall furnish and supply all labor, materials, tools, equipment, Insurance and bonds, necessary to properly complete the work in accordance with the Contract Documents.

Work of the Project includes demolition of all the structures at 11 Prospect Avenue, Port Crane, New York 13833, Town of Colesville; 714 E Windsor Road, Windsor, New York, 13865, Town of Windsor; 2667 NYS Route 12, Chenango Forks, New York 13746, Town of Barker; 18 Broad Street, Binghamton, New York 13904, City of Binghamton; 8 & 8 ½ Cypress Street, Binghamton, New York 13905, City of Binghamton; 1209 Nanticoke Drive, Endicott, New York 13760, Town of Union and 61 Park Avenue, Binghamton, New York 13903, City of Binghamton (ADD Alternate No. 1) to include but not necessarily limited to the following: asbestos abatement friable controlled demolition, asbestos abatement and disposal, asbestos abatement non friable control demolition, hazardous waste, universal waste, building demolition, pavement demolition, tree/shrub removal, site and lawn restoration and other related items to make a complete project.

12) Asbestos Demolition Scope and Special Conditions:

A. The scope of work includes the following activities:

Project One - 11 Prospect Avenue, Port Crane, New York 13833, Town of Colesville

- I. Work Area #1 - involves the controlled demolition of the condemned structure with friable ACM, PACM and asbestos contaminated materials in place.

Project Two - 714 E Windsor Road, Windsor, New York, 13865, Town of Windsor

- I. Work Area #1 (A and B) - involves the controlled demolition of the condemned structures with friable ACM, PACM and asbestos contaminated materials in place.

Project Three - 2667 NYS Route 12, Chenango Forks, New York 13746, Town of Barker

- I. Work Area #1 (A and B) - involves the controlled demolition of the condemned structures with friable ACM, PACM and asbestos contaminated materials in place.

Project Four - 18 Broad Street, Binghamton, New York 13904, City of Binghamton

- I. Work Area #1 (A and B) - involves the controlled demolition of the condemned structures with friable ACM, PACM and asbestos contaminated materials in place.

Project Five - 8 & 8 ½ Cypress Street, Binghamton, New York 13905, City of Binghamton

- I. Work Area #1 (A and B) - involves the controlled demolition of the condemned structures with friable ACM, PACM and asbestos contaminated materials in place.

Project Six – 1209 Nanticoke Drive, Endicott, New York, Town of Union

- I. Work Area #1 (A and B) - involves the controlled demolition of the condemned structures with friable ACM, PACM and asbestos contaminated materials in place.

ADD Alternate No. 1 - 61 Park Avenue, Binghamton, New York 13903 City of Binghamton

- I. Work Area #1 (A-E) – involves the asbestos abatement of asbestos containing ductwork insulation, linoleum, linoleum backing and mastic, window glazing, countertop linoleum, rolled roofing and transite siding of the structure.

The contractor is responsible for all structure demolition, site clearing and restoration; refer to SECTION 02110, SECTION 02120 and SECTION 02290.

- A. No site-specific variance has been petitioned. The Abatement Contractor is responsible for their own means and methods and can petition for a site-specific variance but shall be subject to approval in writing by the Architect/Certified Project Designer.
- B. Monitoring/Air Monitoring: The Owner has hired an independent third-party firm to perform the requirements of air monitoring as called for in 12 NYCRR Part 56. Monday through Friday, 8:00am to 5:00pm, 8 Hours per day. Construction Inspections during demo, final grading before seed and mulch, and after seed mulch.

Personal air sampling shall be conducted and arranged by the Contractor for his employees as required.

- C. Working hours shall be between the hours of 7:00am and 5:00pm.
- D. The successful Contractor shall be required to complete a walkthrough inspection prior to the start of the Project with all parties to document existing conditions.
- E. Contractor shall refer to SECTION 00200, INFORMATION AVAILABLE TO BIDDERS for the attached Condemnation Letter addressing all structures, Asbestos Project Notification Fee Waiver Request Certification and Tipping Fees Waiver Allowance Clarification Letter (Ms. Haas (Nejeschleba)) to clarify residential property tipping fee waiver). For the purposes of LEAD all building components are assumed lead containing.

13) SECTION 01010 – SUMMARY OF WORK and SECTION 01030 ASBESTOS ABATEMENT ALTERNATES

- A. Contractor to refer to this section for Abatement Scope, Tables, special conditions, and 8 1/2" X 11" drawings.
- B. See SECTION 01010 – SUMMARY OF WORK and SECTION 01030 ASBESTOS ABATEMENT ALTERNATES for schedule. All Based Bid work (demolition, site clearing and restoration) will be completed within 30 working days and ADD ALTERNATE in additional 10 working days (See attached Drawing):

Project One - 11 Prospect Avenue, Port Crane, New York 13833, Town of Colesville

- a. Work Area #1 - Residential Structure
(5 Working Days)

Project Two – 714 E Windsor Road, Windsor, New York, 13865, Town of Windsor

- a. Work Area #1 (A and B) - Multi-Family Residential Structure & Detached Garage Structure
(5 Working Days)

Project Three - 2667 NYS Route 12, Chenango Forks, New York 13746, Town of Barker

- a. Work Area #1 (A and B) - Residential Structure and Detached Garage Structure
(5 Working Days)

Project Four - 18 Broad Street, Binghamton, New York 13904, City of Binghamton

- a. Work Area #1 (A and B) – Two-Family Apartment Structure and Shed
(5 Working Days)

Project Five - 8 & 8 ½ Cypress Street, Binghamton, New York 13905, City of Binghamton

- a. Work Area #1 (A and B) – Two-Family Apartment Structure & Rear Apartment Structure
(5 Working Days)

Project Six – 1209 Nanticoke Drive, Endicott, New York 13760, Town of Union

- a. Work Area #1 (A and B) - Residential Structure & Detached Shed Structure
(5 Working Days)

ADD Alternate No. 1 - 61 Park Avenue, Binghamton, New York 13903, City of Binghamton

- a. Work Area #1 (A-E) – Residential Structure & Shed Structure
(10 Working Days)

1. Work Area(s) shall be performed in conformance with 12NYCRR Part 56 and/or any approved Site-Specific Variance as a large friable asbestos-controlled demolition project. See SECTION 00200 INFORMATION AVAILABLE FOR BIDDERS for the attached condemnation letter.
2. Abatement Contractor shall be responsible for supplying enough manpower and materials to meet the schedule established by the Owner.
3. Abatement Contractor shall be responsible for coordinating all required removal work and associated requirements for the demolition project with Owner, Municipalities, ARCHITECT/CERTIFIED PROJECT DESIGNER and Project Monitor.
4. Work in the abatement work areas shall occur after the personal and waste decontamination units are in place functional and the Project Monitor has inspected the work area. The personal and waste decontamination units shall be connected to the work area.
5. Abatement Contractor shall verify location and status of all underground utilities and water main line before performing any work. The abatement contractor is responsible for all excavation required for their work.
6. Project Monitor shall be on-site at all times the Abatement Contractor is on-site.
7. Any powered equipment used, must be equipped with HEPA filter exhaust in addition to having GFCI protection.
8. Abatement Contractor shall be responsible for contacting Dig Safely New York prior to mobilization to the site. The Abatement Contractor shall be responsible for all utilities: gas, sewer, water, electric and other service connections. They shall be protected in conformity with the applicable regulations of the public utilities or the municipality underground utilities and water lines. Abatement Contractor shall refer to SECTION 02110 – DEMOLITION AND SITE CLEARING for all work required.
9. Abatement Contractor will be responsible to obtain all permitting for this work.

10. Abatement Contractor shall be responsible for all systems associate with their work, including, but not limited to, underground utilities, water lines, incoming wire and telephone systems. Systems shall be tested by the Abatement Contractor to ensure they are in working order. This shall be coordinated with the Owner.
11. Abatement Contractor shall be required to maintain a secure and safe area for staging and their work. At a minimum, orange rolled fencing shall be secured around the perimeter of the site and around their staging area and work area to be maintained throughout the project.
12. Dumpster location to be located within enclosed staging area. Staging area shall be coordinated with Owner.
13. Abatement Contractor shall be required to manage, collect and dispose of ALL the hazardous waste, universal waste and miscellaneous storage containers such as but not limited to PCB ballasts, fluorescent light tubes, mercury thermostats, paints, cleaners, etc., in accordance with all applicable rules, regulations and requirements.
14. The contractor is responsible for all structure demolition, site clearing and restoration; refer to SECTION 02110, SECTION 02120 and SECTION 02290.

C. The Following special conditions are critical:

- (1) Abatement Contractor shall be responsible for determining whether the materials are friable or non-friable and material assessments based on their own means and methods of abatement.
- (2) Abatement Contractor shall be responsible for contacting Dig Safely New York prior to mobilization to the site. The Abatement Contractor shall be responsible for all utilities: gas, sewer, water, electric and other service connections. They shall be protected in conformity with the applicable regulations of the public utilities or the municipality underground utilities and water lines. Abatement Contractor shall refer to SECTION 02110 – DEMOLITION AND SITE CLEARING for all work required.

Note: The Owner has already Notified NYSEG to terminate utilities (requesting meters be removed as part of cutting and rolling back from property) and the selected Contractor will be provided the Project reference numbers and any updates.

Project One - 11 Prospect Avenue, Port Crane, New York 13833, Town of Colesville
(Electric Current # 10301011667 & Gas Current # N/A).

Project Two – 714 E Windsor Road, Windsor, New York, 13865, Town of Windsor
(Electric Current # 10301011629 & Gas Current # N/A).

Project Three - 2667 NYS Route 12, Chenango Forks, New York 13746, Town of Barker
(Electric Current # 10301011664 & Gas Current # N/A).

Project Four - 18 Broad Street, Binghamton, New York 13904, City of Binghamton
(Electric Current # 10301011683 & Gas Current # 10301011665).

Project Five - 8 & 8 ½ Cypress Street, Binghamton, New York 13905, City of Binghamton
(Electric Current # 10301073192 & Gas Current # 10301073211).
(Electric Current # 10301073227 & Gas Current # 10301073229).

Project Six – 1209 Nanticoke Drive, Endicott, New York 13760, Town of Union
(Electric Current # 10301080008 & Gas Current # N/A).

ADD Alternate No. 1 - 61 Park Avenue, Binghamton, New York 13903, City of Binghamton (Electric Current # & Gas Current # to be provided if accepted).

- (3) Abatement Contractor shall be required to manage, collect and dispose of ALL the hazardous waste, universal waste, and miscellaneous storage containers in accordance with all applicable rules, regulations and requirements. Contractor shall refer to SECTION 02110 – DEMOLITION AND SITE CLEARING for all work required.
- (4) In accordance with SECTION 02110 – DEMOLITION AND SITE CLEARING:

All existing buildings, structures, signs and other improvements on the site including all bricks, wood, bituminous and concrete pavements, pipes, equipment, concrete walks, partially buried/underground structures and tanks, debris, scrap, unused material, trash, construction debris, residential waste, building materials, underdrain, tires, appliances, auto parts, unwanted bushes, vegetation, invasive species and any owner unapproved materials and rubbish shall be removed/demolished and completely removed from the site, in accordance with all applicable regulations by the Contractor.

The concrete or stone basement floors (only clean and non-asbestos Containing / encapsulated / contaminated) shall be shoveled clean, broken up to a maximum size of one (1) cubic foot and inspected by the ARCHITECT/CERTIFIED PROJECT DESIGNER prior to backfilling.

All debris not acceptable for backfill and/or not acceptable to the owner shall be removed from the site. All combustible materials, such as wood, paper, roofing materials, and other materials not expressly permitted for backfill and/or not acceptable to the owner shall be removed from site. All debris, scrap, excess masonry, rubble, trash, tree limbs, concrete, unused material, trash, construction debris, residential waste, building materials, underdrain, tires, appliances, auto parts and any owner unapproved materials and rubbish shall be removed/demolished and other miscellaneous items shall become the property of Contractor and shall be removed and disposed of in a lawful manner by Contractor.

Example: Cut / Fill operations and/or any area of unapproved material and also disturbed by contractor. Shall become the Contractor s property and shall be removed and disposed of in a lawful manner by Contractor.

All directed, shown areas and all disturbed areas shall be scarified, raked or tilled at a minimum depth of four-inch (4.0") and free of large lumps of dirt, stones, larger than three (3) inches and other objectionable material which shall be removed from site. Fine grading (including shoveling and raking) shall be completed to remove depressions, ridges, dips or heavy equipment tracks on site. In addition to soil fill requirements listed, a four (4) inch layer of topsoil shall be applied to all directed, shown areas and all disturbed areas after fine grading. The Contractor shall contact the Owner and ARCHITECT/CERTIFIED PROJECT DESIGNER to inspect the site on the final grade prior to seeding and mulching the site. Any unauthorized work commenced by the Contractor without final grade inspection by the ARCHITECT/CERTIFIED PROJECT DESIGNER will be considered a non-compliance with contract documents and certification of payment application related to this work.

Tree/Shrub Removal – There are trees/shrub required for removal and the contractor will coordinate with the Owner for any other tree/shrub removal.

- 14) Unit Prices: Provide Unit Prices for the Items noted on Bid Form.
- 15) Bid Submittal Requirements: Carefully review the bid submittal requirements and Bid Form. Complete all necessary information on the Bid Form and documents including but not necessarily limited to Bidder Contact Information, Offer (Base Bid Each Property / Lump Sum Cost/ADD Alt.), Unit Prices, Bidders Checklist, Bidders Acknowledgment of Addenda, Signatures, Non-Collusive Bidding Certification, Equal Employment Opportunity Policy Statement and M/WBE Participation, Current Valid Asbestos Handlers License, Forms EX-AAC-BF, AAC-SF, CCA-I and Contractors Qualification Statement.
- 16) All questions need to be asked in writing no later than Wednesday, May 29, 2024, to respond with an addendum. Questions submitted after Wednesday, May 29, 2024, will not receive a response. Question shall be electronically submitted to tmarble@kecompanies.com.
- 17) These Meeting Minutes and Questions from contractors will become Addendum #1 (questions will be recorded and addressed by an addendum).

WALK THROUGH QUESTIONS / CLARIFICATIONS:

1. **CLARIFICATION – All basements, concrete pads, asphalt lots and driveways shall be excavated / removed as specified by the bid documents. This document is provided for informational purposes only. The Contractor shall be held solely responsible for having investigated the sites, made their own assumptions, verified conditions and quantities prior to the submission of his bid.**
2. **CLARIFICATION – 8 & 8 ½ Cypress Street, Binghamton, New York does not qualify for the Tipping Fee Waiver.**
3. **CLARIFICATION – 8 & 8 ½ Cypress Street, Binghamton, New York does qualify for the Asbestos Project Notification Fee Waiver.**
4. **CLARIFICATION – Monitoring/Air Monitoring: The Owner has hired an independent third-party firm to perform the requirements of air monitoring as called for in 12 NYCRR Part 56. Monday through Friday, 7:00am to 5:00pm, 8 Hours per day. Construction Inspections during demo, final grading before seed and mulch, and after seed mulch**
5. **CLARIFICATION – Schedule / Press Conferences: DELETE “NO PRESS CONFERENCES FOR THIS CONTRACT”. ADD “PRESS CONFERENCES FOR THIS CONTRACT MAY STILL BE SCHEDULED FOR 8 & 8 ½ Cypress Street. This will be clarified with the awarded Contractor. This would be scheduled second (2nd) for scheduling purposes.**
6. **CLARIFICATION – Schedule: 714 E Windsor Road, Windsor, New York, 13865, Town of Windsor shall be scheduled first (1st) because of the current existing condition.**
7. **CLARIFICATION – Bid Date Extension: DELETE “Bid Date: June 5, 2024, at 2:00 PM ET”. ADD “Bid Date: June 12, 2024, at 2:00 PM ET. Questions will be open until June 5, 2024, at 2:00 PM ET.**
8. **CLARIFICATION- Drawing HA001, there is building debris present all the way back to the rear perimeter of the lot. This includes but not limited to wood, tires, cmu, piping, bathtub, etc. There are trees/shrub/limbs required for removal and the contractor will coordinate with the Owner for any other tree/shrub/limbs removal. Trees include stump removal.**

9. **CLARIFICATION-** Drawing HA002, there is building debris present all the way around the house and garage. This includes but not limited to wood, cmu, tires, etc. There are trees/shrub/limbs required for removal and the contractor will coordinate with the Owner for any other tree/shrub/limbs removal. Trees include stump removal. The Front (at the Road) retaining wall, stairs and tree shall be removed and graded. This property shall be completed first.
10. **CLARIFICATION-** Drawing HA003, there is building debris present all the way around the house and garage. This includes but is not limited to wood, cmu, tires, etc. There are trees/shrub/limbs required for removal and the contractor will coordinate with the Owner for any other tree/shrub/limbs removal. Trees include stump removal. The Rear (at the slope) two (2) rock laid cisterns shall remain.
11. **CLARIFICATION-** Drawing HA004, there is building debris present all the way around the house and garage. This includes but is not limited to wood, cmu, tires, etc. There are trees/shrub/limbs required for removal and the contractor will coordinate with the Owner for any other tree/shrub/limbs removal. Trees include stump removal. The perimeter metal fence at the property line shall remain. The driveway shall be sawcut from property line (neighboring building corner) to street.
12. **CLARIFICATION-** Drawing HA005, there is building debris present all the way around the house and garage. This includes but is not limited to wood, cmu, tires, etc. There are trees/shrub/limbs required for removal and the contractor will coordinate with the Owner for any other tree/shrub/limbs removal. Trees include stump removal. The perimeter metal fence at the property line shall remain. The concrete stairs and railing shall be removed, and property front graded to the sidewalk.
13. **CLARIFICATION-** Drawing HA006, there is building debris present all the way around the house and shed. This includes but is not limited to wood, cmu, tires, etc. There are trees/shrub/limbs required for removal and the contractor will coordinate with the Owner for any other tree/shrub/limbs removal. Trees include stump removal. The north perimeter wood fence at the property line shall remain. The stairs and railing structure shall be removed, and property front graded to the sidewalk. Existing railroad tie retaining wall shall not be disturbed.
14. **CLARIFICATION-** Drawing HA007, there is building debris present all the way around the house and shed. This includes but is not limited to wood, cmu, tires, etc. There are trees/shrub/limbs required for removal and the contractor will coordinate with the Owner for any other tree/shrub/limbs removal. Trees include stump removal. The existing interior second floor stairs are inaccessible, and contractors shall plan accordingly to establish safe access for their required work.

NAME

DATE

THIS ADDENDUM SHOULD BE SIGNED AND DATED TO BE RETURNED WITH YOUR BID FORM.



A Division of Keystone Material Testing, LLC

PRE-BID MEETING SIGN IN SHEET
 BROOME COUNTY LAND BANK CORPORATION
 KES Project No. 0564.08422
 May 21, 2024

PRINT NAME	SIGN NAME	COMPANY NAME & ADDRESS/PHONE/EMAIL
Eric Bartlett		Bartlett outdoor services
Robert Donnell		BCLBC
Jessica Haas		BCLBC
Jason Rosucha		Zuko's Excavating
Ryan Genter		G's Trees LLC
Dean Morabito		FIRST AVENUE HOMES LLC
Christina Bere		LLP Group, Inc. 607-592-2800 llpgroup@yahoo.com 3421 Vestal Rd Vestal NY 13850
Scott Allegriano		Gorick Sallegriano@gorickconstruction.com
Kendyl Gorick		Gorick 607-775-1765 .com Kendyl@gorickconstruction.com
Chris Cleveland		MT's Contracting Services Inc 379 N Stafford Ave Suite 3 Waterville NY 13480 cleveland@mtjcsi.com