

West Vine Street and Deans Mill Elementary Schools

Stonington Public Schools

Request for Proposal for Hazardous Material Testing and Design

Addendum #1

June 20, 2016

Responses to Contractor Questions:

1. Can we get square feet of existing schools and dates of construction of original buildings and all additions/portables and exactly which are being demolished. Should stress that different building ages require additional sampling of building materials.

Response: – *See plans attached to RFP. Two existing portable classrooms will be removed at West Vine and one portable classroom at Deans Mill and should be included in the scope of services. There is a large single story addition constructed in 1974 at Deans Mill that will also be removed and should be included in the environmental scope.*

Deans Mill constructed in 1967:

Existing first floor to remain approx. 16,561s.f.

Existing second floor to remain approx. 9,287s.f.

Demo – single story addition approx. 35,350s.f. constructed 1974

Demo – single temporary classroom (south side of building) approx. 900s.f. constructed in the 90's

West Vine constructed in 1967:

Existing first floor to remain approx. 16,594s.f.

Existing second floor to remain approx. 9,287s.f.

Demo – two temporary classrooms (north side of building) approx. 900s.f. constructed in the 90's

2. Want to confirm that roof sampling will be included for entire building at both sites or just parts to be demolished.

Response: - *Deans Mill Elementary School was re-roofed approx. 2 years ago with a new Carlisle .090 EPDM system, the existing roof was removed down to the deck but it is unknown if any hazardous materials remain. West Vine is an older roof. Coordinate with Town to maintain warranty during testing. Roof samples should be taken for areas to be demolished as well as areas to remain. The Town has utilized the following roofer for repairs and maintenance:*

Pawcatuck Roofing

Box 9B Anguilla Park

Pawcatuck CT 06379

860-599-1024

3. Want to confirm that sampling behind blackboards, exterior brick (for each building age of construction) and below ceramic floors/walls will be completed in limited areas as part of work.

Response: – Correct, coordinate selective demolition and restoration locations with Building owner. The Owner has utilized the following mason in the past for work at the facilities:

Bill French
PO Box 564
Old Mystic, CT 06372
860-334-8409

4. Want to confirm bid sheet will include Roofer and Mason for Cuts/Repairs (contractor to be approved by owner) and will be billed at cost either by consultant or directly by owner.

Response: – Bid sheet includes reference for masonry and roofing selective demolition and restoration. The Roofer and Mason's work will be billed separately at cost and should not be included in the lump sum bid.

5. Want to confirm bid sheet will include Hazmat Specs and Drawings line item as well as hourly rate for 40+20 hours for meetings and bid process.

Response: - A line item has been added for Hazmat specs and for bidding, the 40 hours of coordination time should be included in the lump sum bid as reflected on the revised bid form dated 6-21-2016.

6. Want to confirm abatement cost estimate will be part of report.

Response: – A line item has been added to the revised bid form dated 6-20-2016 for cost estimating.

7. Want to confirm inspection will include lead XRF screening and if requested 2 TCLP samples.

Response: – Lead screening should be included, a second TCLP test has been added to the bid form, one for each building.

General Comments

1. A phase 1 ESA was performed for each school by Malone and McBroom, both reports are dated 11-25-15 and the summary noted that "no evidence of REC's in connection with the property at this time".
2. See revised Bid proposal form dated 6-20-2016 for the addition of masonry and roofing demolition and restoration, asbestos specifications, and TCLP. Separate bid forms for each school must be provided due to the separate grant applications for each school. **Basis of award will be the combined value for the lump sum fees as noted on the revised bid proposal form.**
3. All Hazardous Material Testing and Design consultants shall utilize an independent third party testing lab for all laboratory analysis.

Bid Proposal Form rev 6-20-2016
Deans Mill Elementary Schools
Hazardous Materials

Inspection, Testing, Specifications, Coordination and Monitoring

<p>Lump Sum Fee (Basis of Award combine with the West Vine Street School proposal) for Inspection labor to include asbestos, lead, universal wasted, PCB caulking, glazing and compound sources. Fee shall include, project management, design team coordination (40 man-hours) and report preparation. For purposes of bid evaluation, assume the following assumed samples and provide unit price for each. The lump sum fee proposal shall include the cost for testing samples. Cost of additional samples will be reimbursed at the unit rate.</p> <ul style="list-style-type: none"> • PLM (180 samples) \$_____/sample • PLM Point Count (25 counts) unit price \$_____/count • TEM (10 total) \$_____/TEM • TCLP for lead (2 – one at each Bldg.) \$_____/TCLP • PCB Source Samples (27 Source Samples) \$_____/sample <p>Note, roofing and masonry selective demolition and restoration will be billed separately at cost utilizing contractors approved by the Owner. (all existing warranties must be maintained)</p>	\$
<p>Provide hourly labor rate to sample adjacent materials if initial PCB Source Samples exceed 50 ppm, or 1ppm if not an excluded product</p>	\$
<p>Provide unit price to examine/test adjacent sample material</p>	\$
<p>Provide Costs for each Item Below</p>	
<p>Detailed estimate for all Hazardous material abatement costs in a format suitable for OSCG submission and reimbursement</p>	\$
<p>Provide PCB specification and performance based plan including phasing and all regulatory agency coordination and approvals (Lump Sum)</p>	\$
<p>Provide PCB specification, with SIP (Self-Implementing Plan) including phasing and all regulatory agency coordination and approvals (Lump Sum)</p>	\$
<p>Provide Asbestos specification / phasing / including all regulatory agency coordination and approvals (Lump Sum)</p>	\$
<p>Bidding Services (20 man- hours)</p>	
<p>Abatement Monitoring Services</p>	
<p>Provide lump sum for abatement monitoring (project monitor) (Assume 50 days) Hourly Rate = \$_____/hr (straight time)</p>	\$
<p>Provide overtime rate beyond 8-hours per day for abatement monitoring</p>	\$ /hr
<p>Provide management lump sum (Assume 100-hours) Hourly Rate = \$_____/hr</p>	\$
<p>PCM 24-hour turn around test unit rate</p>	\$ /test

TEM 24-hour turn around test unit rate	\$	/test
TEM 6-hour turn around test unit rate	\$	/test
PCB verification sampling unit rate (5-day turn around)	\$	/sample
Travel Mileage Rate (Not-To-Exceed 100 miles per day), not to exceed Federal Rate	\$	/mile

Please acknowledge all addenda _____

Bid Proposal Form rev 6-20-2016
West Vine Street Elementary Schools
Hazardous Materials

Inspection, Testing, Specifications, Coordination and Monitoring

<p>Lump Sum Fee (Basis of Award combined with the Deans Mill School proposal) for Inspection labor to include asbestos, lead, universal wasted, PCB caulking, glazing and compound sources. Fee shall include, project management, design team coordination (40 man-hours) and report preparation. For purposes of bid evaluation, assume the following assumed samples and provide unit price for each. The lump sum fee proposal shall include the cost for testing samples. Cost of additional samples will be reimbursed at the unit rate.</p> <ul style="list-style-type: none"> • PLM (180 samples) \$_____/sample • PLM Point Count (25 counts) unit price \$_____/count • TEM (10 total) \$_____/TEM • TCLP for lead (2 – one at each Bldg.) \$_____/TCLP • PCB Source Samples (27 Source Samples) \$_____/sample <p>Note, roofing and masonry selective demolition and restoration will be billed separately at cost utilizing contractors approved by the Owner. (all existing warranties must be maintained)</p>	\$
<p>Provide hourly labor rate to sample adjacent materials if initial PCB Source Samples exceed 50 ppm, or 1ppm if not an excluded product</p>	\$
<p>Provide unit price to examine/test adjacent sample material</p>	\$
<p>Provide Costs for each Item Below</p>	
<p>Detailed estimate for all Hazardous material abatement costs in a format suitable for OSCG submission and reimbursement</p>	\$
<p>Provide PCB specification and performance based plan including phasing and all regulatory agency coordination and approvals (Lump Sum)</p>	\$
<p>Provide PCB specification, with SIP (Self-Implementing Plan) including phasing and all regulatory agency coordination and approvals (Lump Sum)</p>	\$
<p>Provide Asbestos specification / phasing / including all regulatory agency coordination and approvals (Lump Sum)</p>	\$
<p>Bidding Services (20 man- hours)</p>	
<p>Abatement Monitoring Services</p> <p>Provide lump sum for abatement monitoring (project monitor) (Assume 50 days) Hourly Rate = \$_____/hr (straight time)</p>	\$
<p>Provide overtime rate beyond 8-hours per day for abatement monitoring</p>	\$ /hr
<p>Provide management lump sum (Assume 100-hours) Hourly Rate = \$_____/hr</p>	\$
<p>PCM 24-hour turn around test unit rate</p>	\$ /test

TEM 24-hour turn around test unit rate	\$	/test
TEM 6-hour turn around test unit rate	\$	/test
PCB verification sampling unit rate (5-day turn around)	\$	/sample
Travel Mileage Rate (Not-To-Exceed 100 miles per day), not to exceed Federal Rate	\$	/mile

Please acknowledge all addenda _____