

## TOWN OF DEDHAM



### INVITATION FOR BID

Dedham Police Station Abatement & Demolition

Contract Number #23ENG002

Addendum Date: Thursday, January 19, 2023

Original IFB Release Date: Wednesday December 28<sup>th</sup>, 2022

Bids Due Date: Thursday January 26<sup>th</sup>, 2023 @ 10 AM.

#### **Amendments to IFB:**

Insert under Bid Item #7 (Please section 01025-13)

The CONTRACTOR shall demolish, clean, remove and dispose of oil/water separator and all related piping. CONTRACTOR shall remove and dispose of up to 700 gallons of sludge, petroleum and oily water from the oil/water separator at a licensed receiving facility under a uniform hazardous waste manifest.

Question #1: Can you provide the Owner/Engineer's estimated construction cost for this project?

Brighter Horizons Environmental is interested in bidding this work, but we are not DCAMM Demolition certified at this time. The certification requirement is not applicable if the estimated cost is below \$150,000 (*M.G.L. Chapter 149 or Chapter 149A*). While we are very interested in this work, we cannot pursue if the Engineer/Owner estimate is over \$150,000.

Answer #1: Unfortunately, per cost estimates done by our designer, the demolition is not likely to be under \$150,000 and will be over that amount. Therefore, if you are not DCAMM Demo certified, your bid would be unresponsive.

Question #2: I have a couple of questions. 1) I do not see any mention of a NTWP (non-traditional work plan). This is used in cases such as this one. The demo contractor has to remove the 1300 tons of damproofing on the exterior walls as a bulk loadout because the abatement contractor cannot handle this

material and removed this material from the brick and 2) the same goes for the material in the basement of 2400 sq ft of damp proofing on the basement walls. After the traditional abatement that takes place for the floor tile, window caulking, ceiling plaster and elbows this building has to be demo and sent out as all contaminated. That's why you need a NTWP from the DEP and approved by them thru the Industrial Hygenist.

Answer #2: Insert the following under Bid Item No. 4 – Asbestos Abatement and Disposal (Please see section 01025-7 of the IFB):

For portions of the Work where an asbestos Non-traditional Work Plan (NTWP) is required versus traditional methods, the CONTRACTOR shall include costs associated with preparation of a NTWP by a certified Asbestos Project Designer under Bid Item No. 4, including filing fees and costs for submittal of the plan to MassDEP for approval.

The CONTRACTOR shall include costs for all labor, materials and equipment necessary to conduct abatement activities in conformance with their NTWP.

The Town shall provide abatement monitoring costs for the duration of the project.

Question #3: Could you provide a value/cost estimate for the project listed above? If possible could you also provide a start date?

Answer #3: The cost estimate as provided by BETA Group, Inc estimates the building abatement and demo to be \$820,000 plus a contingency for a total of \$1,000,000.

The estimated start date will be upon issuance of a Notice to Proceed, typically issued within 30 business days of award.

Question #4: Did not find the Tighe & Bond information for the Haz-Material (bulbs, ballasts Etc) totals. Is this section missing or did I just miss it?

Answer #4: Strike reference to Tighe and Bond in Section 02065. Insert the inventory below of approximate quantities of bulbs and ballasts.

10590 Dedham Former Police station Demolition		
Light and Ballast Inventory		
Floor	Type of light	Number
Basement	Type A	10
	Type B	4
	Type C	8
	Type D	9
1st floor	Type B	8
	Type E	17
	Type F	2
2nd floor	Type E	15
garage	Type A	5
	Type C	10
	Type D	1
Thermostat		5
Notes:	Type A	2 bulbs 1 ballast
	Type B	2 bulbs 1 ballast
	Type C	1 bulbs 1 ballast
	Type D	1 bulb
	Type E	4 bulbs 2 ballast
	Type F	3 bulbs

Question #5: 1-Please clarify the scope of work for the 1300 TONS of Damp Proofing On Walls in the Asbestos Survey. Is this to be done under a non-traditional work plan and essentially the whole building will be demolished as asbestos and if so who is responsible for submitting the Non Traditional Work Plan to The MADEP and who is responsible for the daily air monitoring and third party responsibilities during the asbestos bulk load of the building. Or is the intent to remove this item manually and if so can you change the measurement and quantity to Square Feet?

2-Please clarify what parts of the roof are positive for asbestos? And what is the quantity of asbestos on the roof?

What is the quantity of Asbestos Sewer Pipe and Asbestos Pipe Elbow Insulation to be removed?

Answer #5:

- 1) See Question 2 pertaining to Non-Traditional Work Plan.
- 2) Assume all caulking/mastic at all roof penetrations contains asbestos. Other roofing materials including shingles, EPDM roof system, and roof wall flashing were negative for asbestos. Reference is made to Attachment D – Hazardous Materials Inspection Reports.

Based upon available plans, sewer drainage pipe is listed as vitrified clay (v.c.) and cast iron (c.i.). The bidders are referred to the plans from 1962, included in the bid documents as Attachment F.

UEC identified approximately 60 pipe elbows (hard joint insulation) that would require asbestos abatement.

Sincerely,

Rana Mana-Doerfer

Director of Procurement

CC: Jason L. Mammone, P.E.

CC: Craig Ellis, LSP, Senior Project Manager, BETA Group, Inc.