



TOWN OF HAMDEN

CONNECTICUT

Addendum #1

RFP #24-07

Demolition of Former Middle School
Hamden, Connecticut

1. Have all utilities been disconnected?
Utilities have been disconnected. However, a sanitary sewer easement and sewer line runs through the property. This easement is shown on the ELUR A-2 Survey mapping.
2. Is there a basement?
There is a basement and a crawl space.
3. Is the utility tunnel walkable?
The utility tunnel is walkable.
4. Does the basement need to be backfilled?
Backfill may be a part of the design process. The specific details regarding site finishing and backfill or cap must be negotiated with CTDEEP to comply with any environmental land use restriction requirements. The respondent will help coordinate this design decision with CTDEEP, the Town and other pertinent regulating authorities.
5. Is there a stockpile of soil available?
No soil is known to be available on the site.
6. Is there another ongoing project in the area?
Access and work area is available, but the vendor will need to adhere to the stipulations of the RFP and coordinate with the CT Department of Energy and Environmental Protection (DEEP).

7. How is the project being funded?

The American Rescue Plan Act (ARPA) is funding the demolition planning and design activities. Department of Economic and Community Development (DECD) is funding the demolition activity.

8. How soon does the project need to be completed?

The Town prefers a schedule that is as expedited as possible, with due consideration for any regulatory requirements and negotiations. The consultant will develop a schedule in cooperation with the Town that considers any necessary regulatory considerations.

9. Is there any geotechnical information available?

Any available Geotechnical information is shown in the RFP's supplemental documents.

10. What is the estimated construction value or budget range for this project?

The budgeted range for design services is estimated to range between \$600,000 and \$800,000.

End of Addendum #1



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Addendum #2
RFP #24-07
Demolition of Former Middle School
Hamden, Connecticut

1. Where can I get response forms?

The response forms are the last four pages of the RFP.

2. Can we include other information in the submittal besides Price Sheet, Non-Collusive Statement, Non-Conflict Affidavit, and RFP form?

Vendors should provide any information that demonstrates their ability to provide the services requested.

3. Is there a specific format we should follow?

Proposals do not need to follow a specific format.

4. Are performance and payment bonds needed?

Performance and payment bonds are not needed.

5. Can you clarify what content you are looking for within our response in addition to the RFP, Non-Conflict Affidavit, Non-Collusive Statement, and Price Sheet forms?

Vendors should provide any information that demonstrates their ability to provide the services requested.

End of Addendum #2

August 18, 2023



TOWN OF HAMDEN

CONNECTICUT

Addendum #3
RFP #24-07
Demolition of Former Middle School
Hamden, Connecticut

Please note submissions are now due by September 19, 2023, at 11:00 A.M.

End of Addendum #3

September 8, 2023



TOWN OF HAMDEN

CONNECTICUT

Addendum #4
RFP #24-07
Demolition of Former Middle School
Hamden, Connecticut

Please note submissions are now due by September 26, 2023, at 11:00 A.M.

End of Addendum #4

September 15, 2023



TOWN OF HAMDEN

CONNECTICUT

Addendum #5
RFP #24-07
Demolition of Former Middle School
Hamden, Connecticut

1. Can you provide a sign-in list?

Please see sign-in list below.

2. Please clarify the funding amount for Design Services. Is the \$600,000 to \$800,000 for design?
Or for design and construction?

The funding amount covers at a minimum the services scoped in this RFP, which includes design services during construction and construction management services. Construction activities will be from a separate budget value.

3. Regarding the Geotechnical Study, is this just the subsurface utility exploration or are you requesting soil borings for future foundation design also?

Geotechnical investigations to locate underground utilities is a separate item. Geotechnical investigations will be performed to inform foundation designs in the area of the old middle school. Investigations may be derived from record reviews or physical sampling work. The Geotechnical study should include work to inform foundation design that is inclusive of the existing building footprint, and the area nearby to it (no more than 50' from the existing building footprint).

4. If the Geotechnical Study is to include soil borings, is there a development plan upon which to base the boring location?

Not currently.

5. Are the Payment Milestones for design services? Or just construction services?

Yes, those are payment milestones for design and construction services. Additionally, the respondent will provide hourly or daily rates for the anticipated staff and any required equipment or supplies to perform the milestones. Rates will be used to support extra work costs associated with the milestones that may become necessary as work progresses.

6. Is additional soil sampling required before the ELUR is removed and before the demolition takes place, or only once the buildings are gone?

Soil sampling should be performed to inform demolition activities and the update to the environmental assessment report. The consultant will provide the necessary as-built data, and post demolition reporting to describe the site conditions and the eligible uses immediately after demolition.

7. Will the town use their own attorney for ELUR services, such as recording the temporary release, recording the revised ELUR, and assisting with Subordination Agreements, if needed?

Yes, the Town anticipates using our own Legal counsel for ELUR work. The consultant will assist the Town and its Legal counsel in Navigating ELUR requirements with CT DEEP.

8. Will the Town provide an updated Title report for the new ELUR?

The Town anticipates that a modification to the ELUR will be obtained once demolition and development activities are completed. The consultant will provide the necessary as-built data, and post demolition reporting to describe the site conditions and the eligible uses immediately after demolition.

9. Can you provide some clarification and details regarding the “Updated Environmental Assessment” referenced under scope item 4b? Is that in reference to any additional sampling performed per ELUR release with DEEP?

The Town is requesting that the respondent verify the report and if necessary, update it to include any new data to capture the site and any changes that may have occurred since 2013 when the report was published.

10. In the ‘Design Services During Construction’ item #8 to clarify – you would like a CT Licensed Project Monitor for daily oversight and air clearances during asbestos abatement, correct?

The Town will follow best practices as proposed by remedial action plan developed during the design of abatement plans (Milestone 4 Demolition and Abatement Plans and Specifications).

11. How many days of project monitoring should we include in the base bid? Would you prefer a daily rate and a per-clearance rate (PCM & TEM)?

The number of days of project monitoring should be based on the demolition and abatement plans. The consultant is expected to minimize project costs for construction activities. The respondent should provide hourly and daily rates as appropriate to describe construction services milestones.

12. PCB clearances may also be required (cannot be determined until inspection is complete). Would you like this included in the base bid? A daily rate and a per sample rate (PCB for 24-hour turn-around time)?

Yes.

13. Are there any geofabrics or liners associated with the current cap and ELUR?

No.

14. Is residential use or recreational use allowed?

Plans should consider recreational use at the site.

15. Are the terms noted in the RFP, including but not limited to, indemnity and ownership of subsequent products, negotiable?

No.

16. The RFP form requires confirmation of acceptance of a contract provided by the Town without alterations, would the Town provide a copy of the contract for review?

Not applicable.

17. The Board of Ed is required to have an asbestos management plan for each school they operate, per federal regulations. This document would have previous sampling data and a history of any abatement that took place. Can the Town please provide a copy of the asbestos management plan for this school?

This school has not been in service since the early 2000s. Any Asbestos management regulatory documents would likely be archived or no longer in use. The Town will provide access to all of the records it has available (paper and digital) to the consultant or team of consultants selected. Records may exist with the Town of Hamden, The Hamden Board of Education, or the Hamden Economic Development Corporation (Not an entity of the Town of Hamden).

18. The copy Hazardous Building Materials Inspection Report dated June 2013 provided with the RFP does not have the appendices attached. Based on the table of contents, critical information is included within the missing appendices. Can the Town provide a complete copy of this report inclusive of the appendices?

See link below for the report including appendices.

<https://www.hamden.com/DocumentCenter/View/8951/2013-BL-Building-Assessment-Report-for-old-HMA-Including-Appendices>

19. In the RFP, under the Design Services During Construction Section, Line 8A states that a Certified Industrial Hygienist (CIH) is to monitor the asbestos abatement daily. The industry standard and CTDPH requirement is for a CTDPH licensed asbestos project monitor to oversee asbestos abatement. Please confirm that monitoring services can be provided by a licensed asbestos project monitor rather than a CIH.

The Town will follow best practices as proposed by remedial action plan developed during the design of abatement plans (Milestone 4 Demolition and Abatement Plans and Specifications).

20. Access to the building interiors was not allowed during the pre-bid site walk due to safety concerns. Will the Town allow building entry to complete supplemental hazardous building materials assessment work? Is there roof access from within the building and is the roof safe to access?

Access will be coordinated with the Town's Fire Chief, Building Official, and Risk Manager. The applicant will need to comply with any requests from the Town to satisfactorily mitigate risk and liability to the Town. That may or may not include additional insurance requirements or safety requirements governed by the condition of the building upon beginning the work associated with this RFP.

21. The June 2013 report lists four separate buildings at the site, Building A – Auditorium, Music, and Art Classrooms (1 story), Building B – Classrooms, Offices, and Boiler Room (3 stories), Building C – Cafeteria and Kitchen (1 story with mezzanine), and Building D – Gymnasium, Locker Rooms, and Storage (2 stories). It appears that Buildings A and C have been demolished. Does the Town have any records of hazardous building materials abatement or building demolition work completed at the former Buildings A and C? Was any abatement work completed within Buildings B and D during this time?

The Town is unable to locate this data set at this time. We are reviewing records and will make every attempt to locate it. The Town will provide access to all of the records it has available (paper and digital) to the consultant or team of consultants selected. Records may exist with the Town of Hamden, The Hamden Board of Education, or the Hamden Economic Development Corporation (Not an entity of the Town of Hamden).

22. Scope of Services Item 3 Geotechnical investigations, analysis, and recommendations asks for “Subsurface utility engineering to locate underground utilities.” Is this item limited to utility locating work needed to support building demolition or is additional work requested?

Geotechnical investigations to locate underground utilities is a separate item. Geotechnical investigations will be performed to inform foundation designs in the area of the old middle school. Investigations may be derived from record reviews or physical sampling work. The Geotechnical study should include work to inform foundation design that is inclusive of the existing building footprint, and the area nearby to it (no more than 50’ from the existing building footprint).

End of Addendum #5

September 21, 2023

