



CONSTRUCTION CONTRACT

New York City
Department of
Environmental Protection

59-17 Junction Boulevard
Elmhurst, New York 11373

Emily Lloyd
Commissioner

Steven W. Lawitts
First Deputy Commissioner

Carol Fenves
Agency Chief Contracting Officer



ADDENDUM TO CONTRACT DOCUMENTS NUMBER 1

FOR
FURNISHING ALL LABOR AND MATERIAL
NECESSARY AND REQUIRED FOR:

Contract: **SYSOPS-13G STRUCTURES AND EQUIPMENT, AND
SYSOPS-13E ELECTRICAL**

Description: **STATION 24 GROUNDWATER REMEDIATION PROJECT**

OCTOBER 2007
Volume 1 of 1

Malcolm Pirnie, Inc.



**CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER AND SEWER OPERATIONS**

TO ALL BIDDERS FURNISHING ALL LABOR AND MATERIALS NECESSARY AND REQUIRED FOR:

Station 24 Groundwater Remediation Project
Contract SYSOPS-13G – Structures and Equipment
Contract SYSOPS-13E - Electrical

This Addendum is issued for the purpose of amending the requirements of the Contract Documents and is hereby made a part of said Contract Documents to the same extent as though it were originally included therein.

The pages of this Addendum are numbered sequentially. All bidders should check this book carefully to verify that all pages are included. Should any pages be missing, notify the Department of Environmental Protection in writing as soon as possible.

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This signature page must be signed, dated, and detached from the book and submitted by the bidder with his/her bid as an acknowledgement of receipt of, having read, and inclusion of same in his/her bid.

Emily Lloyd
Commissioner

NAME OF BIDDER

Station 24 Groundwater
Remediation Project

By _____

Date _____

Addendum to Contract Documents No. 1

**CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER AND SEWER OPERATIONS**

Station 24 Groundwater Remediation Project
Contract SYSOPS-13G Structures & Equipment
Contract SYSOPS-13E - Electrical

This addendum is issued for the purpose of amending the requirements of the Contract Documents and is hereby made a part of said Contract Documents to the same extent as though it were originally included therein.

INVITATION FOR BID

1. Pages 13A -13C. Delete these pages in their entirety and replace with Attachment 1 (pages 13A-13C).

SPECIFICATIONS

1. Page 184, Section 01120, Article 1.08. Add the following after Article 1.09:

“1.09 MODIFICATION TO THE STANDARD CONSTRUCTION CONTRACT:
ARTICLE 26.2: EXTRA WORK

A. Standard Construction Contract: Article 26.2: **Extra Work** is amended as follows:

1. The price to be paid for **Extra Work** shall include the cost of workers' compensation insurance, and the cost of such insurance shall not be deemed included in the 10 percent for overhead.
2. In computing the price to be paid for **Extra Work**, the cost of workers' compensation insurance shall be based upon the average rate for such insurance for the applicable classes of labor, in accordance with the most recent schedule promulgated by the New York State Workers' Compensation Board. The cost of workers' compensation insurance shall not be subject to any percentage for overhead and/or profit.”

2. Page 188, Section 01270, Paragraph 1.04.B.2. Add the following after paragraph 1.04B.2:

“3. Allowance G-A-3: Vapor Emission Response: Additional Services as directed by the Engineer for implementing a Vapor Emission Response Plan in accordance with the Community Protection Plan. Payment for Vapor Emission Response shall be provided under a \$25,000 allowance. Payment for work performed under this

Allowance shall be made in accordance with Article 26 of the Standard Construction Contract.”

3. Page 228, Section 01356, Article 1.04.E. Delete Article 1.04.E and replace with the following:

“E. In addition to the HASP, the Structures and Equipment Contractor shall develop a Community Protection Plan. This plan shall address community emergency notification and response procedures for any construction-related emergency which may impact the community surrounding the site of any construction activity. The Community Protection Plan shall be prepared in accordance with the guidelines attached at the end of this section, including the New York State Department of Health Generic Community Air Monitoring Plan. The Structures and Equipment Contractor shall incorporate the work activities of all prime contractors and their subcontractors into the Community Protection Plan. The Structures and Equipment Contractor shall perform all air monitoring required for the Community Protection Plan. Vapor Emission Response or Odor suppression, if necessary, shall be performed by the Structures and Equipment Contractor and paid for under allowance G-A-3. All other work associated with Community Protection Plan shall be provided under the lump sum bid price for Contract item G-LS-1.”

4. Page 238, Section 01356. Insert Attachment 2 (pages 238A-238F) after page 238.
5. Page 260, Section 01520, Paragraph 1.05.B.1. Delete the following words:

“The trailer shall be lettered on the right hand side with black block lettering having white borders as directed by the Engineer.

CITY OF NEW YORK (2-1/2 in letters)

DEPARTMENT OF ENVIRONMENTAL PROTECTION (3-1/2 inch letters)

RESIDENT ENGINEER’S OFFICE (2-1/2 inch letters)”

5. Page 261, Section 01550, Article 1.03. Delete Article 1.03 in its entirety and replace with the following:

“1.03 (SECTION NOT USED)”

6. Page 368, Section 02230, Article 1.06. Add the following after Article 1.06:

“1.07 QUALIFICATIONS

- A. Submit a Statement of Qualifications for the Landscape Contractor responsible for performing all clearing and grubbing work. Qualifications shall show experience in the installation of landscape work of a similar type and scale to this project within the last six years.
- B. This project site is not currently located within the limits of the Asian Longhorned Beetle quarantine area. In the event that the quarantine area changes to include the project site, all work shall be performed in accordance with sections of “Rule Making Activities, New York State, Department of Agriculture & Markets, Emergency Rule Making” as applicable to the Asian Longhorned Beetle quarantine. All Landscape Contractors working within the Quarantine Zone must have certification from the New York State Department of Agriculture and Markets to do so.”

CONTRACT DRAWINGS

CONTRACT SYSOPS-13G – STRUCTURES & EQUIPMENT

1. Drawing C-01. From the words “Remove existing office and cap utilities (TYP.)”, delete arrow to the office adjacent to the western property line. This office is not to be demolished.
2. Drawing C-01. Delete the existing soil vapor extraction system and its associated callout on the top of the sheet.
3. Drawing C-02. Delete the soil vapor extraction system and its associated callout on the top of the sheet.
4. Drawing C-03. Add the following after Note 3:

“4. THE AREA OCCUPIED BY THE EXISTING OFFICE ADJACENT TO THE WESTERN PROPERTY LINE SHALL NOT BE PAVED. CONTRACTOR SHALL PAVE UP TO AND AROUND THE EXISTING STRUCTURE AS DIRECTED BY THE ENGINEER.”
5. Drawing C-03. Delete the soil vapor extraction system and its associated callout on the top of the sheet.

CONTRACT SYSOPS-13E – ELECTRICAL

1. Drawing E-01. Conduits entering Garage #1 on the east side of the garage shall be shown in light line weight as they are existing. No new conduits shall enter Garage #1.

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ATTACHMENT 1

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**THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER AND SEWER OPERATIONS**

STATION 24 GROUNDWATER REMEDIATION PROJECT

SYSOPS-13G – STRUCTURES AND EQUIPMENT

BID SCHEDULE OF PRICES

Item #	Contract Reference*	Description of Work	Units	Estimated Quantity	Unit Prices	Total Amount
1	G-LS-1	General Construction	Lump Sum	--	Lump Sum	\$_____
2	G-A-1	Miscellaneous Relocation, Demolition and Removals	Allowance	--	Allowance	\$100,000
3	G-A-2	Additional Services and Equipment for Engineer's Field Office	Allowance	--	Allowance	\$5,000
4	G-A-3	Vapor Emission Response	Allowance	--	Allowance	\$25,000
5	G-UP-1	Differential Well Construction	LF	5	\$_____ per LF	\$_____
6	G-UP-2	Mercury Remediation	55 gallon drum	10	\$_____ per 55 gallon drum	\$_____
7	G-UP-3	Lead-Based Paint Remediation	SF	100	\$_____ per SF	\$_____
8	G-UP-4	Differential Cost for Additional Testing, and Hauling and Disposal of Hazardous Soils	CY	150	\$_____ per CY	\$_____
9	G-UP-5	Additional Excavation	CY	90	\$_____ per CY	\$_____

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STATION 24 GROUNDWATER REMEDIATION PROJECT

SYSOPS-13G – STRUCTURES AND EQUIPMENT

BID SCHEDULE OF PRICES

Item #	Contract Reference*	Description of Work	Units	Estimated Quantity	Unit Prices	Total Amount
10	G-UP-6	Additional Select Fill Material	CY	90	\$ _____ per CY	\$ _____
11	G-UP-7	Additional Concrete	CY	10	\$ _____ per CY	\$ _____
12	G-UP-8	Additional Reinforcing Steel	Lbs	100	\$ _____ per Lb	\$ _____
13	G-UP-9	Additional Concrete Demolition	CY	10	\$ _____ per CY	\$ _____
14	G-UP-10a	Additional Welded or Flanged Ductile Iron Piping	Lbs	2000	\$ _____ per Lb	\$ _____
15	G-UP-10b	Additional PVC or CPVC Piping	Lbs	500	\$ _____ per Lb	\$ _____
16	G-UP-11	NYSDEC Meeting Attendance	Meeting	13	\$ _____ per Meeting	\$ _____
17	G-UP-12	GAC Obtained from NYCDEP Sites	Vessel Filled	10	\$ _____ per GAC Vessel Filled	\$ _____

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STATION 24 GROUNDWATER REMEDIATION PROJECT

SYSOPS-13G – STRUCTURES AND EQUIPMENT

BID SCHEDULE OF PRICES

Item #	Contract Reference*	Description of Work	Units	Estimated Quantity	Unit Prices	Total Amount
18	G-UP-13	GAC Obtained from Specified Manufacturers	Vessel Filled	2	\$ _____ per GAC Vessel Filled	\$ _____
19	G-UP-14	Sequestering Agent	One Thousand Gallons	5	\$ _____ per Thousand Gallons	\$ _____
20	G-UP-15	Monitoring Well Installation- 65 ft. depth	Monitoring Well	10	\$ _____ per Monitoring Well	\$ _____
21	G-UP-16	Monitoring Well Installation- beyond 65 ft. depth	LF	25	\$ _____ per LF	\$ _____
22	G-UP-17	Services for Engineer's Field Office	Month	12	\$ _____ per Month	\$ _____

* Specification 01270 - Measurement and Payment

NOTE: The Total Bid for this Contract (the sum of all Items) shall be entered in Paragraph 8 on Page 14.

ATTACHMENT 2

NO TEXT ON THIS PAGE

Community Protection Plan

A. General

1. Develop, as part of the overall project HASP, a Community Protection Plan (CPP). The CPP shall outline those steps to be implemented to protect the health and safety of surrounding human population and the environment.

B. Air Monitoring

1. As part of the Air Monitoring Program, use real-time monitoring and documentation sampling as described in the Subpart “Air Monitoring Program” of this section to determine if off-site emission, as a result of site work, poses a threat to the surrounding community.
2. Around excavation and drilling sites, provide real time air monitoring for volatile compounds at the perimeter of the immediate work area as necessary. Include the following:
 - a. Volatile organic compounds must be monitored at the area of excavation and well drilling activities on a consistent basis while work is occurring. If total organic vapor levels exceed 5 ppm above background, work activities shall be halted and monitoring continued under the provisions of a Vapor Emission Response Plan. All readings shall be recorded and be available for the Engineer, NYC DEP and State (DEC & DOH) personnel to review.

C. Vapor Emission Response Plan

1. If the ambient air concentration of organic vapors exceeds 5 ppm above background at the immediate perimeter of the area of excavations and well drilling activities, activities shall be halted and monitoring continued. If the organic vapor level decreases below 5 ppm above background, work activities may resume. If the organic vapor levels are greater than 5 ppm over background but less than 225 ppm over background at the perimeter of the work area, activities may resume provided the organic vapor level 200 feet downwind of the work area or half the distance to the nearest residential or commercial structure, which ever is less, is below 5 ppm over background.
2. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities shall be shut down. When work shutdown occurs, downwind air monitoring as directed by the Engineer shall be implemented to ensure that vapor emissions do not impact the nearest residential or commercial structure.

D. Odor

1. Foam active work areas to reduce odors if odor complaints are received from nearby residences during site activities. Odor masking agents or other odor control methods may be used subject to **ENGINEER’S** review, Continue odor suppression during each day that odor complaints are received.

E. Off-Site Spill Containment Plan

1. An off-site spill containment plan shall be made part of the CPP. The off-site spill containment plan shall provide a response plan, including but not limited to procedures and emergency contact information, in the event of an off-site soil spill.

F. Soil Routes

1. Trucking routes for hazardous and non-hazardous soil shall be provided as part of the CCP. The name, location and detailed trucking route of each disposal facility shall be specified by the CPP.

G. Emergency Contacts

1. All applicable emergency contact information shall be included in the CPP, including but not limited to:
 - a. Police Department
 - b. Fire Department
 - c. Contractor's Main Office
 - d. Contractor's On-Site Office
 - e. Contractor's 24 hour Contact
 - f. NYC DEP Resident Engineer
 - g. NYS DEC Project Engineer
2. Emergency Contact Information shall be posted conspicuously at the job site.

H. Schedule

1. The CPP shall provide a schedule of soil loading and transportation. The schedule shall provide approximate dates of soil loading and transport from the site and subsequent delivery to disposal facilities. The schedule shall also include typical times during the work day that critical soil activities will take place (e.g. soil loading at site, delivery to at disposal facility).

New York State Department of Health Generic Community Air Monitoring Plan

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical-specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for volatile organic compounds (VOCs) and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate NYSDEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a **continuous** basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.
- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.
- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

All 15-minute readings must be recorded and be available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored **continuously** at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed $150 \text{ mcg}/\text{m}^3$ above the upwind level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than $150 \text{ mcg}/\text{m}^3$ above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within $150 \text{ mcg}/\text{m}^3$ of the upwind level and in preventing visible dust migration.

All readings must be recorded and be available for State (DEC and DOH) personnel to review.

June 20, 2000

P:\Bureau\Common\CommunityAirMonitoringPlan (CAMP)\GCAMP1.DOC

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ATTACHMENT 3

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**CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER AND SEWER OPERATIONS**

Station 24 Groundwater Remediation Project
Contract SYSOPS-13G – Structures and Equipment
Contract SYSOPS-13E Electrical

PROSPECTIVE BIDDER'S QUESTIONS

Responses to questions contained in this document are included solely for the convenience of bidders and are expressly NOT made part of the Contract Documents. Questions received prior to October 26, 2007 were included in Addendum No. 1.

No questions were received during the bid period.

NO TEXT ON THIS PAGE

THE CITY OF NEW YORK

**DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

CONTRACT FOR FURNISHING ALL
LABOR AND MATERIAL NECESSARY
AND REQUIRED FOR:

**SYSOPS-13G STRUCTURES AND EQUIPMENT, AND
SYSOPS-13E ELECTRICAL**

STATION 24 GROUNDWATER REMEDIATION PROJECT

OCTOBER 2007