

June 19, 2025

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Karen Fantoni, CPA, CGMA Director Finance

Suzanne Thomas Director Procurement

Michael Lichte, P.E. Director Regional Conveyance

Julie Motley-Williams Director Administration

Erica LaMar Motley Director Scholastic Programs **CONTRACT NO. 1809** 

#### SITE DEMOLITION CONTRACT III

#### ADDENDUM NO. 1

All bidders bidding Contract No. 1809 shall read and take note of this Addendum No. 1. The Contract Documents for Contract No. 1809 – Site Demolition Contract III are hereby revised and/or clarified as stated below.

## Acknowledgement of Contract No. 1809; Addendum No. 1

The Acknowledgement attached to **Addendum No. 1** is to be signed and returned immediately via email to **Collin Keller** at contract.clerks@alcosan.org and acknowledged with Bidder's Proposal.

Michael Lichte, P.E.

Director – Regional Conveyance

# **ACKNOWLEDGEMENT OF**

# **CONTRACT NO. 1809 SITE DEMOLITION CONTRACT III**

# **ADDENDUM NUMBER 1**

FIRM NAME:			
SIGNATURE:			
TITLE:			
IIILE:			
DATE.			

# **JUNE 19, 2025**

# **CONTRACT NO. 1809 SITE DEMOLITION CONTRACT III**

ADDENDUM NO. 1

# **JUNE 19, 2025**

# **CONTRACT NO. 1809**

# SITE DEMOLITION CONTRACT III

# ADDENDUM NO. 1

# A. Attachments

- 1. Pre-Bid Meeting Minutes
- 2. Pre-Bid Site Meeting Minutes



#### **CONTRACT 1809 – SITE DEMOLITION CONTRACT III**

## PREBID MEETING MINUTES Thursday June 5, 2025, 10:00AM Microsoft Teams Video Conference

#### INTRODUCTIONS AND KICKOFF

Michael Lichte – ALCOSAN Director of Regional Conveyance \*
Ash Eberle – ALCOSAN Contract Administration Specialist
Joe Sparbanie - ALCOSAN Project Engineer (PM)
Jeff Livezey – ALCOSAN Construction Supervisor
Mark Sray – Mott MacDonald Project Designer
Mike Maruschak – Hatch CM

#### **MEETING INTRODUCTIONS**

The Pre-Bid Meeting was recorded for record purposes and for compiling minutes, but is not planned for distribution. The information provided in this meeting is intended to introduce the project details to potential bidders. Questions and requests for clarifications must be submitted in writing prior to the deadline for questions to be officially answered in an issued addendum.

A list of attendees for this meeting was created based on individual's inputs (name/company/phone number/email address) in the Microsoft Teams Chat function or via email to joseph.sparbanie@alcosan.org. Participants that did not supply this information will not accounted for in the attendee list.

#### MBE/WBE REQUIREMENTS

Article 2 Section 2.28 and Article 1 – Pages 1-19 to 1-23. MBE/WBE requirements in the Contract urge bidders to participate in meeting the 10-25% goal. ALCOSAN accepts DBE certification from the Port Authority, Allegheny County Department of General Services and PennDOT. Any other certification will be reviewed on a case by case basis. Lack of submittal of MBE/WBE documentation is possible cause for rejection of the bid.

<sup>\*</sup>Introduced but not present

The PA UCP (www.paucp.com) site is a good resource to find companies.

ALCOSAN requires the submittal of a monthly MBE/WBE Utilization Report which will accompany the pay estimates.

#### **CONTRACT SUMMARY**

This contract is to demolish existing structures at multiple locations:

- 324 Ella Street, McKees Rocks, PA 15136
- 326 Ella Street, McKees Rocks, PA 15136
- 328 Ella Street, McKees Rocks, PA 15136
- 330 Ella Street, McKees Rocks, PA 15136
- 323 Shingiss Street, McKees Rocks, PA 15136
- 325 Shingiss Street, McKees Rocks, PA 15136
- 327 Shingiss Street, McKees Rocks, PA 15136
- 329 Shingiss Street, McKees Rocks, PA 15136
- 401 Shingiss Street, McKees Rocks, PA 15136
- 330 Hamilton Street, McKees Rocks, PA 15136
- 332 Hamilton Street, McKees Rocks, PA 15136

Contract duration of 180 calendar days.

Please review the contingent item and quantity language in the Measurement and Payment section and Article 2 Sections 2.4 and 2.17.

Contract Estimate is \$2,459,000.00

#### CONSTRUCTION INSPECTION

ALCOSAN will have on-site resident representatives assigned to review and monitor the work.

#### **LEGAL NOTICE**

Public bid opening is Thursday, June 26, 2025 at 10:00 am. If the Contractor is using a delivery service such as Fed Ex or UPS, they may wish to confirm that delivery was made prior to this time.

Contract Documents may be examined and obtained at the Engineering office of the Authority. A non-refundable fee of One hundred dollars (\$100) (no cash or credit cards will be accepted) will be charged for each set of Contract Documents received. Bid Security shall be furnished by providing with the Bid a Certified Check or Bid Bond in the amount of 10% of the Bid Price. Contract documents must be purchased directly from ALCOSAN to qualify as an eligible bidder.

Any questions regarding the Technical aspects of the Project should be directed to Joseph Sparbanie P.E., ALCOSAN, via email to joseph.sparbanie@alcosan.org.

Any questions regarding the Purchase of Contract Documents should be directed to Collin Keller, ALCOSAN, via email to contract.clerks@alcosan.org.

Deadline for technical questions is 4:00 pm on Wednesday, June 18, 2025.

Site visit will start at 10:00 A.M. on Tuesday, June 10, 2025 beginning at the intersection of Ella and Shingiss within the Borough of McKees Rocks.

#### **PROJECT LOCATION:**



#### **BIDDING DOCUMENTS (ARTICLE 1)**

Submission of Bid: All Article 1 documents must be completed and submitted with the bid.

Lowest responsive Bidder will be based on the <u>sum of Bid Items 1 through C.29</u>. Only the Article 1 Bid Forms and supporting documents need to be submitted in the bid envelope, not the entire specifications book.

The intent is to award this contract at the July 2025 Board Meeting and issue a Notice to Proceed for September 2025.

## **INFORMATION FOR BIDDERS (ARTICLE 2)**

If any alleged errors are noted in the Contract Documents, Bidder should immediately notify Joseph Sparbanie and, if confirmed, an Addenda will be sent to all prospective Bidders known to have received the Contract Documents.

#### **2.4** Description of Bid Items:

Bid items are a mix of lump sum, unit cost, and contingent items. Some contingent allowance items are pre-populated to provide consistency amongst all bidders.

#### A few key items:

#### Item No. 2 - Contractor Required Permitting: All Locations

• Please be aware that the Contractor is responsible for identifying and obtaining all permitting

#### Item No. 5 – Demolition of Structures:

- Includes 2A aggregate backfill of foundations to subgrade.
- Includes Lead and Asbestos abatement, removal, and disposal Refer to Appendix B for asbestos and environmental reports.
- The contractor shall not be allowed to commence the demolition of the building exterior (structural) on more than two buildings at a time. The contractor shall not be allowed to begin demolition of a third and subsequent building structure until the initial two buildings have been demolished, debris removed, basement slabs cracked and foundations backfilled with PennDOT type 2a aggregate unless otherwise directed to advance to another location in writing by the owner.

## Item No. 6 - 12" Diameter VCP Combined Sewer Lining:

• 290 LF of 12" VCP on Shingiss Street.

#### Item No. 8 – 006A Electrical Concrete Pads:

- Installation of transformer pads at 323 Shingiss to Duquesne Light specification.
- Refer to Drawings ORT-EL-000, O06A-EL-800, O06A-EL-801, and DLC drawings in Appendix A.

# Item No. C.15 – Excavated Material Testing, Removal & Off-Site Disposal – Residual Waste:

- Included in this item are all costs associated with stockpiling, sampling, testing, and required permitting of excess excavated material as required for PADEP Form U Disposal of Waste.
- Contract item No C-16 is similar but covers hazardous waste.
- **2.8** Supplementary Information Package (SIP): Experience, Equipment, and Subcontractors.

#### **2.17** Ouantities:

Language per Article 2 Section 2.17 C

"Contingent items of Work shall be done when ordered in the field and shall be paid for at the contract unit bid price. The purpose of the contract items designated in the bid form as "C" is to establish unit prices for work not included in other bid items. The Engineer has the right to order that contingent work be provided in smaller or larger quantities than the estimated quantity indicated in the Bid Form. The Contractor shall not have any right to demand payment for, and will not be paid for, any costs associated with the item, including, but not limited to overhead and profit, due to the fact that the item was not used in the work or was used in smaller or larger quantities than those indicated in the bid form. The Contract Sum shall be subject to adjustment according to final measured quantities and the unit prices in the bid will apply to such final quantities."

2.22 Bid Security 10% of the Total Lump Sum Price certified check or bid bond.

Attachment A: Contractor shall execute Letter of Assent prior to commencing work.

#### **GENERAL CONTRACT CONDITIONS (ARTICLE 3)**

- **3.73** Health, Safety and Environmental Laws ALCOSAN approval of safety manual required for work start.
  - ALCOSAN provided template must be utilized for HASP submission (tech section 1010)
- 3.75 Working Hours: Any work performed outside normal working hours as defined in Article 3.75 will require prior approval and 48-hours' notice.

Exhibit A – Insurance Requirements, Certificates required before any work begins.

#### **CONTRACT AGREEMENT (ARTICLE 4)**

Substantial Completion of Contract 1809: 180 Calendar days from NTP.

Liquidated Damages of Contract No.1809: \$500/day

#### BONDS, CERTIFICATES AND STATEMENTS (ARTICLE 5)

Performance Bond, Labor and Material Bond, Contractors Certificate of Satisfaction, & Maintenance Bond.

## **SPECIFICATIONS (ARTICLE 6)**

This article contains all of the technical specifications.

- All spec sections should be read thoroughly.
- All specified submittals will be required (+/- 80 submittals on DEMO II).

#### PREVAILING WAGE RATES (ARTICLE 7)

Prevailing wages apply to this contract.

#### **APPENDIX**

Mark Sray of Mott MacDonald provided an overview of Appendix A – Drawings and referenced the environmental reports in Appendix B.

Appendix A – Drawings

• Mark Sray of Mott MacDonald provided an brief overview of the contract scope and design drawings included in Appendix A.

Appendix B – Reports

• Environmental and asbestos reports.

## **QUESTIONS**

All technical questions regarding these contract documents shall be submitted in writing no later than 4:00 pm on Wednesday, June 18, 2025, and should be directed via email to joseph.sparbanie@alcosan.org.

#### **REMINDER:**

Site visit will start at 10:00 A.M. on Tuesday, June 10, 2025 beginning at the intersection of Ella and Shingiss within the Borough of McKees Rocks

# **ATTENDANCE SHEET**

# ALLEGHENY COUNTY SANITARY AUTHORITY





**Pre-Bid Meeting** 

Thursday, June 5, 2025 10:00 AM

# **MS Teams Meeting**

#	NAME	Company	E-MAIL ADDRESS	
1	Steve Noble	Advanced Builders Inc.	snoble@diversifiedcsg.com	
2	Tharun Reddy	H&M Associates	admin@hmassociates-usa.com	
3	Stephen Coppler	Dore and Associates	scoppler@yahoo.com	
4	Joseph Sparbanie P.E.	ALCOSAN	joseph.sparbanie@alcosan.org	
5	Mark Sray	Mott Mac	mark.sray@mottmac.com	
6	Brian Westrom	Mele & Mele	bwestrom@meleinc.com	
7	Odell Minniefield Jr.	ORM Contracting Corporation	info@ormcontracting.com	
8	Maruschak, Michael	НАТСН	michael.maruschak@hatch.com	
9	Collin Keller	ALCOSAN	Collin.Keller@alcosan.org	
10	Caled Buttermore	Mosites Construction	caleb@mosites.com	
11	Olivia Minniefield	Minniefield Demolition Services	olivia@minniefield.com	
12	Cutis Drane	Proline Solutions Management	info@pro-linesolutions.com	
13	Kim Kennedy	ALCOSAN	kimberly.kennedy@alcosan.org	
14	Stephen Hovick	Cronin Enterprises	shovick@crpgh.com	
15	Ash Eberle	ALCOSAN	ash.eberle@alcosan.org	
16	Nathaniel Arnett	ALCOSAN	nathaniel.arnett@alcosan.org	
17	Tom Prusak	НАТСН	Thomas.Prusak@hatch.com	
18				
19				

## MEMORANDUM OF MEETING CONTRACT NO. 1809: SITE DEMOLITION CONTRACT III TUESDAY, JUNE 10, 2025 @ 10:00AM PREBID SITE MEETING MINUTES

#### **DISCUSSION**

## 1.0 Introductions and Responsibilities

- A. Owner -Joe Sparbanie ALCOSAN Project Manager
- B. Engineer Kathy Chavara Mott MacDonald
- C. CM Mike Maruschak Hatch
- D. ACM Matt Miles AE COM
- E. CI Tom Bauer Collective Efforts
- F. Participants list attached.

#### 2.0 Contract Scope

Mike Maruschak and Kathy Chavara reviewed overall project scope and the exterior of each structure with the group. A limited drawing package was distributed to the group for reference for the site walk.

- A. Sewer Lining
  - 12" Sewer liner to be installed on Shingiss Street 290 LF
  - CCTV and dye test required prior to lining.
- B. Electical Pad
  - Refer to drawings in Appendix A
  - Includes testing required by DQL
  - Final Inssection by DOL
- C. 323 Shingiss Progress Street
  - Dye Test Terminate Utilities
  - Remediation of Asbesos/Lead if required per Appendix B
  - Demolish and remove structure
  - Backfill to grade with 2A
  - Demolish Garage
  - Property includes previously backfilled pool.
  - Electrical Pads Final Inspection by DQL
- D. 325 Shingiss
  - Dye Test Terminate Utilities
  - Remediation of Asbesos/Lead if required per Appendix B
  - Demolish and remove structure
  - Backfill to grade with 2A
- E. 327 Shingiss
  - Dye Test Terminate Utilities
  - Remediation of Asbesos/Lead if required per Appendix B
  - Demolish and remove structure
  - Backfill to grade with 2A
- F. 329 Shingiss
  - Dye Test Terminate Utilities
  - Remediation of Asbesos/Lead if required per Appendix B
  - Demolish and remove structure

#### **DISCUSSION**

- Backfill to grade with 2A
- Demolish Garage
- Two monitoring wells located on the 329 Shingiss property are to remain clean and clear of debris for the duration of the project.

#### G. 401 Shingiss

- Dye Test Terminate Utilities
- Remediation of Asbesos/Lead if required per Appendix B
- Demolish and remove structure
- Backfill to grade with 2A

#### H. 330 Ella

- Dye Test Terminate Utilities
- Remediation of Asbesos/Lead if required per Appendix B
- Demolish and remove structure
- Backfill to grade with 2A
- Demolish shed

#### I. 328 Ella

- Dye Test Terminate Utilities
- Remediation of Asbesos/Lead if required per Appendix B
- Demolish and remove structure
- Backfill to grade with 2A

#### J. 326 Ella

- Dye Test Terminate Utilities
- Remediation of Asbesos/Lead if required per Appendix B
- Demolish and remove structure
- Backfill to grade with 2A

#### K. 324 Ella

- Dye Test Terminate Utilities
- Remediation of Asbesos/Lead if required per Appendix B
- Demolish and remove structure
- Backfill to grade with 2A

#### L. 330 Hamilton

- Dye Test Terminate Utilities
- Remediation of Asbesos/Lead if required per Appendix B
- Demolish and remove structure
- Backfill to grade with 2A with Topsoil and Seeding
- Clean fill and grading at rear of lot.

#### M. 332 Hamilton

- Dye Test Terminate Utilities
- Remediation of Asbesos/Lead if required per Appendix B
- Demolish and remove structure
- Backfill to grade with 2A with Topsoil and Seeding
- Demolish garage
- Clean fill and grading at rear of lot
- Install retaining structure coordinate with geotechnical engineer.

#### **DISCUSSION**

#### 3.0 General Notes

- A. No secondary actions Contractors will not have access to building interiors prior to execution of contract.
- B. Contractor to be responsible for compaction testing.
- C. Demolition is to be limited to two structures at a time to limit neighborhood impacts.
- D. Demolition of Hamilton parcels to be performed from ALCOSAN properties.
- E. Estimated project award date July 2025 and estimated start September 2025. See bid documents for details, including dates for final questions and bid due date.
- F. Pre-bid estimate approximately \$2.5M.
- G. Following award of contract, contractor is to immediately begin submittal and permit application process to prevent delays. No work will proceed without approved submittals.
- H. McKees Rocks borough representative required for some project activities such as void review prior to backfill and sewer terminations. Full details in project documents.
- I. Slag will not be accepted as an alternate for 2A aggregate for backfill of demolished structures.

# **SIGN IN SHEET**

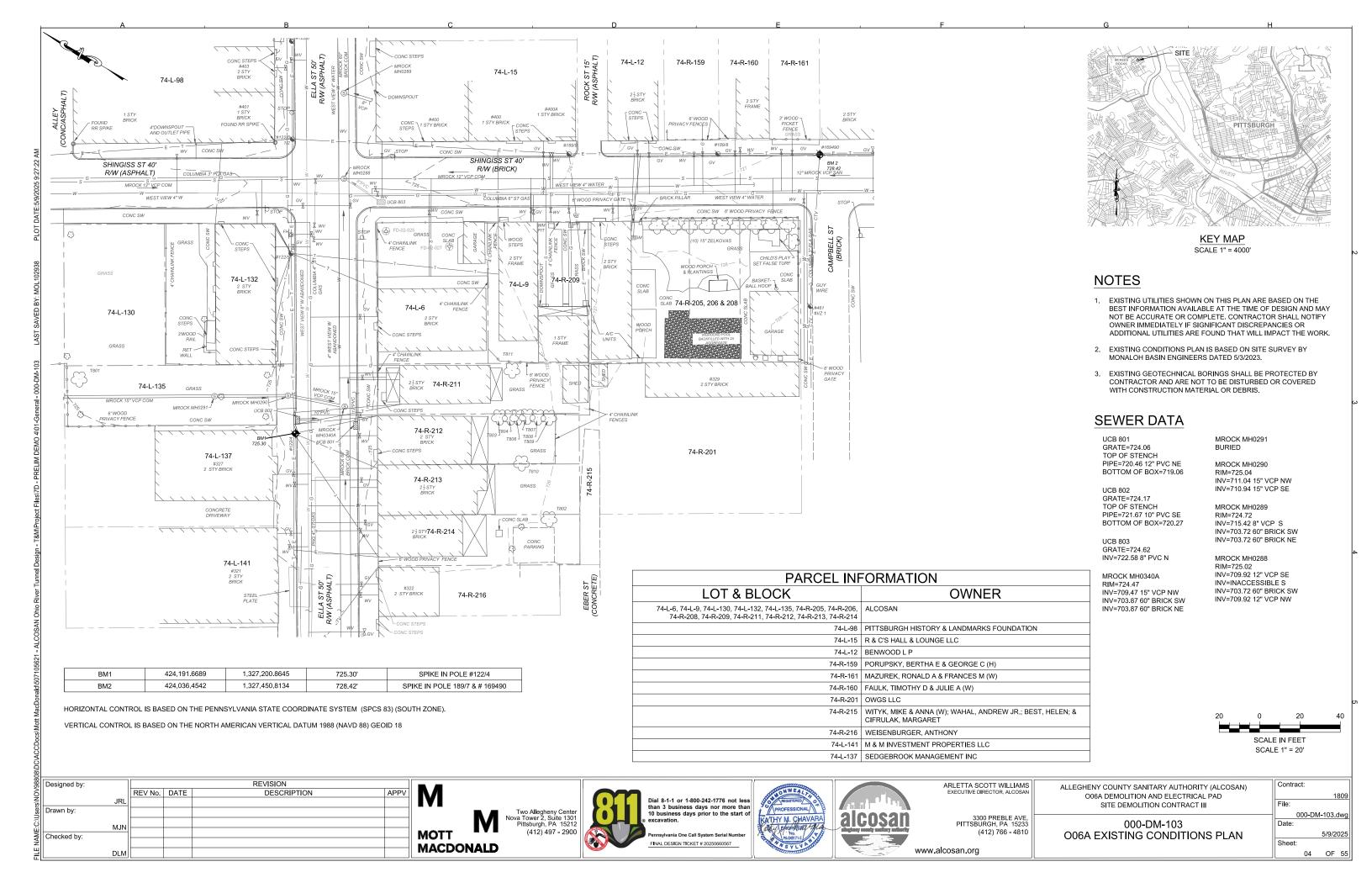


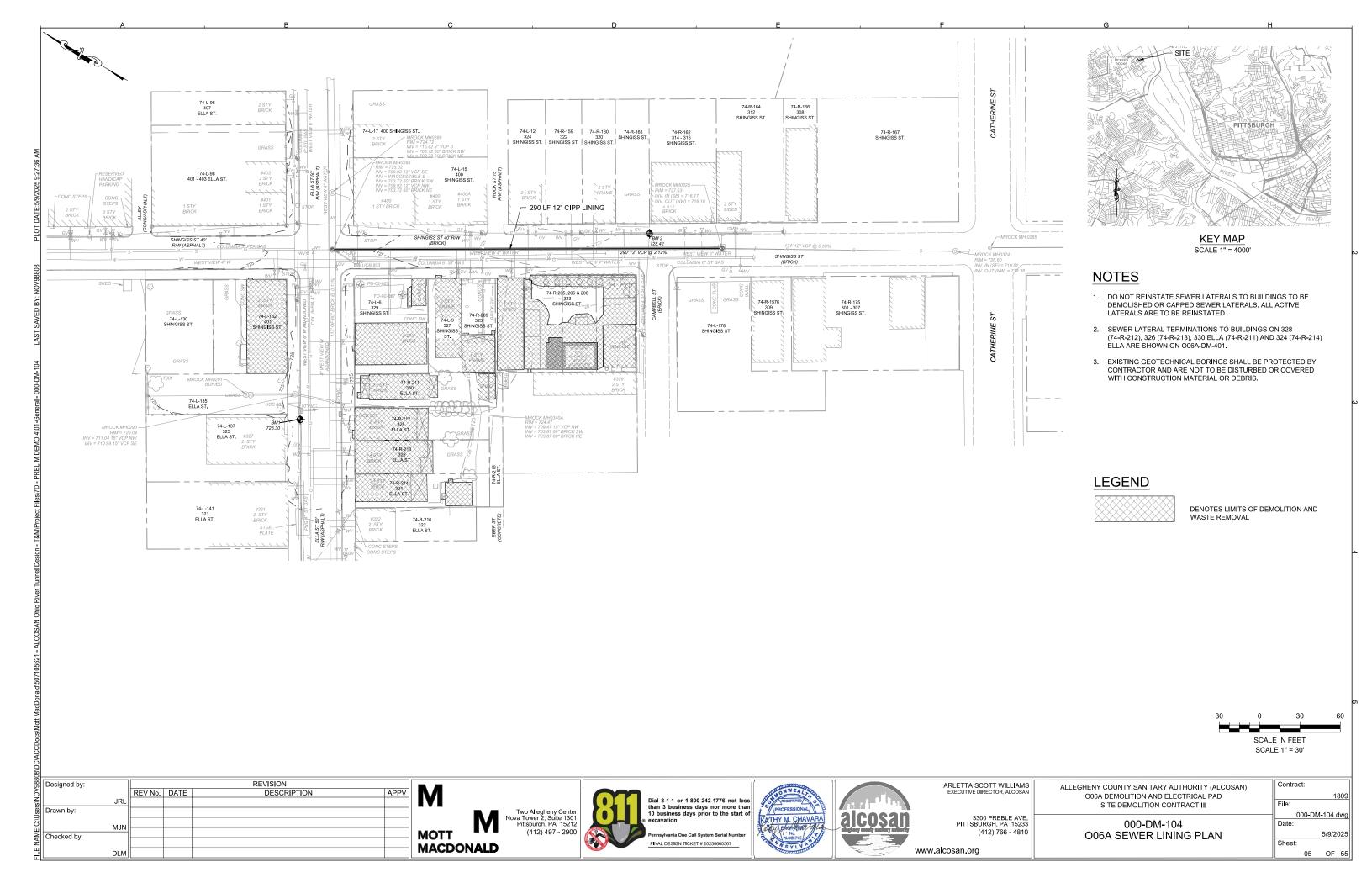
# ALLEGHENY COUNTY SANITARY AUTHORITY CONTRACT 1809 SITE DEMOLITION CONTRACT III Pre-Bid Site Visit

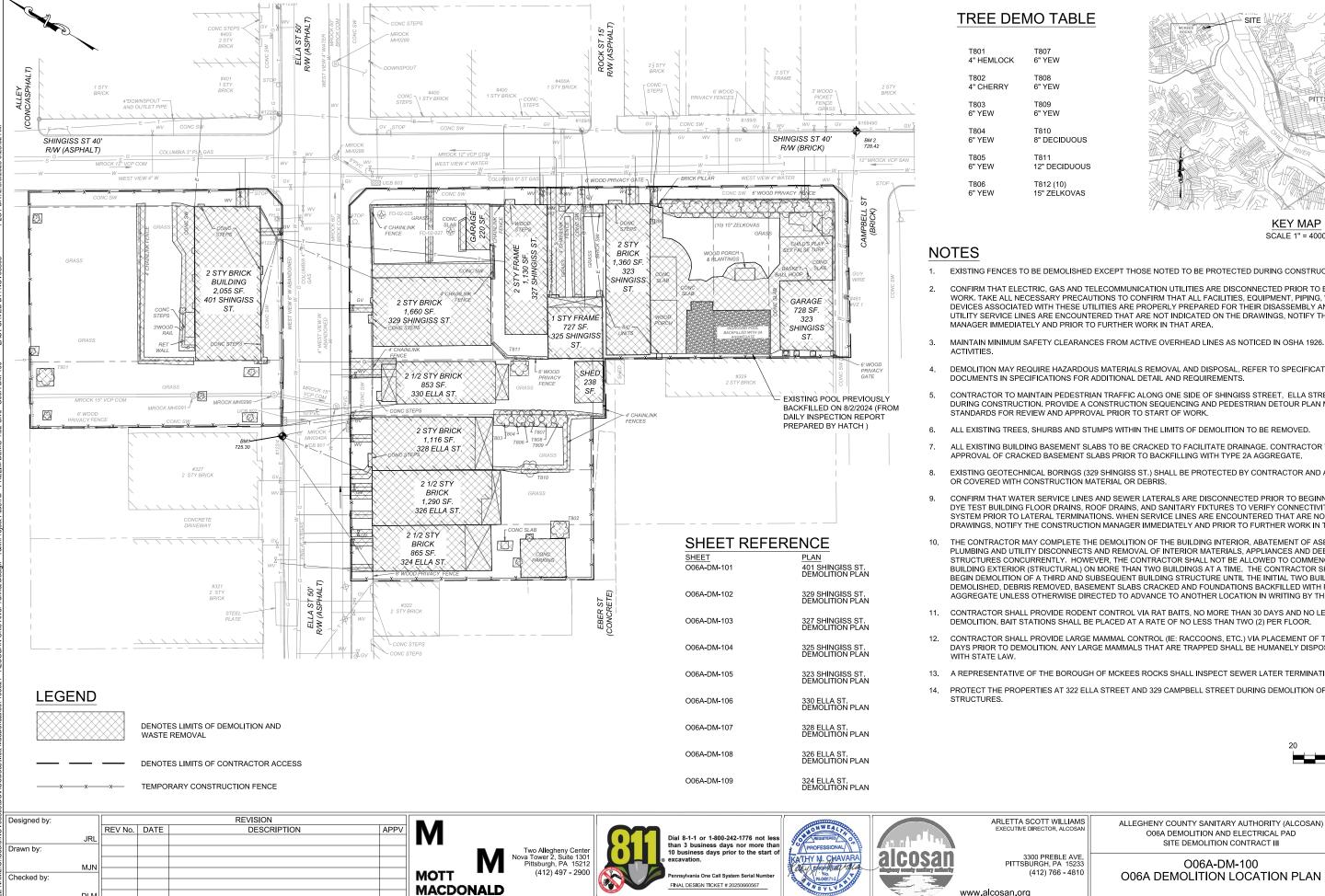
Tuesday, June 10, 2025 10:00 AM

**Shingiss Street & Ella Street** 

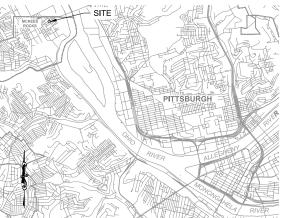
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1	ATOM STANKO	Continent / Dens	417 780 4570	RBL 126 QUERIZIA.Not
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3	Kather Marara	Mot Mar Monald	412497-7913	Kathy, Chavara enoty go
4	Steva Noble	drunced Builders Inc	724-929-5351	noblecdiversifiedesg.com
5	Bring Riggt	Demotrife To Tem	724-519-2036	Grank Strifer to Form 11C, C
6	Tom BAYER	CI	412-580-3718	thaveracollective forts.com
7	de Sporbare	AICOSAN	412-732-8046	JUSEPH. SPUBLICOSULOS
8	LARRY ILGATINE	MEIE	724-350-5417	LKEATIK & MEIE INC. COM
9	Fred Penu	Done, & Assoc	989-684-8358	AMDGOODE 9550C.COM
10	Kich Roscok	TEI	412-2818851	RICL & TEI, AETICO
11	Drew Andress	nes	412-889-4301	environmental com
12	MIKE MARUSCHAK	HATCH	724-562-4102	MICHAELITHALLOWAICE
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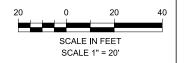


DLM



**KEY MAP** SCALE 1" = 4000

- EXISTING FENCES TO BE DEMOLISHED EXCEPT THOSE NOTED TO BE PROTECTED DURING CONSTRUCTION.
- CONFIRM THAT ELECTRIC, GAS AND TELECOMMUNICATION UTILITIES ARE DISCONNECTED PRIOR TO BEGINNING DEMOLITION WORK. TAKE ALL NECESSARY PRECAUTIONS TO CONFIRM THAT ALL FACILITIES, EQUIPMENT, PIPING, WIRING, AND RELATED DEVICES ASSOCIATED WITH THESE UTILITIES ARE PROPERLY PREPARED FOR THEIR DISASSEMBLY AND DEMOLITION. WHEN UTILITY SERVICE LINES ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE DRAWINGS, NOTIFY THE CONSTRUCTION
- MAINTAIN MINIMUM SAFETY CLEARANCES FROM ACTIVE OVERHEAD LINES AS NOTICED IN OSHA 1926.1408 DURING DEMOLITION
- DEMOLITION MAY REQUIRE HAZARDOUS MATERIALS REMOVAL AND DISPOSAL. REFER TO SPECIFICATION AND REFERENCE DOCUMENTS IN SPECIFICATIONS FOR ADDITIONAL DETAIL AND REQUIREMENTS
- CONTRACTOR TO MAINTAIN PEDESTRIAN TRAFFIC ALONG ONE SIDE OF SHINGISS STREET, ELLA STREET, AND CAMPBELL STREET DURING CONSTRUCTION. PROVIDE A CONSTRUCTION SEQUENCING AND PEDESTRIAN DETOUR PLAN MEETING PENNDOT
- ALL EXISTING TREES, SHURBS AND STUMPS WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
- ALL EXISTING BUILDING BASEMENT SLABS TO BE CRACKED TO FACILITATE DRAINAGE. CONTRACTOR TO SECURE OWNERS APPROVAL OF CRACKED BASEMENT SLABS PRIOR TO BACKFILLING WITH TYPE 2A AGGREGATE
- EXISTING GEOTECHNICAL BORINGS (329 SHINGISS ST.) SHALL BE PROTECTED BY CONTRACTOR AND ARE NOT TO BE DISTURBED
- CONFIRM THAT WATER SERVICE LINES AND SEWER LATERALS ARE DISCONNECTED PRIOR TO BEGINNING DEMOLITION WORK. DYE TEST BUILDING FLOOR DRAINS, ROOF DRAINS, AND SANITARY FIXTURES TO VERIFY CONNECTIVITY TO THE PUBLIC SEWER SYSTEM PRIOR TO LATERAL TERMINATIONS. WHEN SERVICE LINES ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE DRAWINGS, NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY AND PRIOR TO FURTHER WORK IN THAT AREA.
- THE CONTRACTOR MAY COMPLETE THE DEMOLITION OF THE BUILDING INTERIOR, ABATEMENT OF ASBESTOS AND LEAD, PLUMBING AND UTILITY DISCONNECTS AND REMOVAL OF INTERIOR MATERIALS, APPLIANCES AND DEBRIS WITHIN MULTIPLE STRUCTURES CONCURRENTLY. HOWEVER, THE CONTRACTOR SHALL NOT BE ALLOWED TO COMMENCE THE DEMOLITION OF THE BUILDING EXTERIOR (STRUCTURAL) ON MORE THAN TWO BUILDINGS AT A TIME. THE CONTRACTOR SHALL NOT BE ALLOWED TO BEGIN DEMOLITION OF A THIRD AND SUBSEQUENT BUILDING STRUCTURE UNTIL THE INITIAL TWO BUILDINGS HAVE BEEN DEMOLISHED, DEBRIS REMOVED, BASEMENT SLABS CRACKED AND FOUNDATIONS BACKFILLED WITH PENNDOT TYPE 2A AGGREGATE UNLESS OTHERWISE DIRECTED TO ADVANCE TO ANOTHER LOCATION IN WRITING BY THE OWNER
- 11. CONTRACTOR SHALL PROVIDE RODENT CONTROL VIA RAT BAITS, NO MORE THAN 30 DAYS AND NO LESS THAN 10 DAYS PRIOR TO DEMOLITION, BAIT STATIONS SHALL BE PLACED AT A RATE OF NO LESS THAN TWO (2) PER FLOOR,
- CONTRACTOR SHALL PROVIDE LARGE MAMMAL CONTROL (IE: RACCOONS, ETC.) VIA PLACEMENT OF TRAPS, NO MORE THAN 10 DAYS PRIOR TO DEMOLITION. ANY LARGE MAMMALS THAT ARE TRAPPED SHALL BE HUMANELY DISPOSED OF IN ACCORDANCE
- 13. A REPRESENTATIVE OF THE BOROUGH OF MCKEES ROCKS SHALL INSPECT SEWER LATER TERMINATIONS PRIOR TO BACKFILL.
- 14. PROTECT THE PROPERTIES AT 322 ELLA STREET AND 329 CAMPBELL STREET DURING DEMOLITION OF THE ADJACENT



Contract

O06A-DM-100 **006A DEMOLITION LOCATION PLAN** 

O06A-DM-100.dwg Date: Sheet: 07 OF 55

