

ADDENDUM # 2

Date: June 8, 2018

To Drawings and Specifications entitled:
Orleans Levee District Franklin Ave. Loft Building Demolition
6920 Franklin Ave., New Orleans, La
O.L.D. Project # 24767
RCLA Project No. 21802

RCL Architecture, LLC
900 W. Causeway Boulevard
Mandeville, Louisiana 70471
(985) 727-4440

I. GENERAL REQUIREMENTS:

The following addendum to plans and specifications shall be considered a part of the Contract Documents as if originally written and included in same. Where changes in materials or workmanship are made, same shall take precedence over original specifications. General Contractors are cautioned to bring to the attention of all subcontractors any changes which may affect their work.

II. PERTAINING TO THE CONTRACT DOCUMENTS

Do not break these documents into parts or sub-parts. Each contracting entity shall be responsible for all the work related to their trades wherever it may be shown within the contract documents package. The scope of the work for contractors, subcontractors, material suppliers, etc., cannot be determined by examining partial sets of documents. The entire set of drawings and specifications must be reviewed to ascertain the scope of work for each project element.

A. The following changes were made to the SPECIFICATIONS:

Division 00

1. Bid Date: The bid date and time have been changed as follows:
Sealed proposals will be received by the Orleans Levee District, 6920 Franklin Avenue, Administration Building, New Orleans, La 70122, or send electronic to <http://www.centrauctionhouse.com> until **3:00 PM Wednesday, June 27, 2018.**
2. Instructions To Bidders; Liquidated Damages - shall be changed to read "*The Bidder shall agree to pay as Liquidated Damages the amount of Five Hundred Dollars (\$500.00) for each consecutive calendar day for which the work is not complete, beginning with the first day beyond the completion date stated on the "Notice to Proceed".*"

B. The following changes were made to the DRAWINGS:

1. Sheet A1.1, Demolition Keynotes: Change Keynote No. 12 to read “Existing electrical transformer and switches serving Loft building (Vault No. 1). **De-energize**, disconnect, and remove existing transformer in its entirety, including, but not limited to, switches, junction box, slab and railing.”

III. ANSWERS AND CLARIFICATIONS TO CONTRACTOR PROVIDED QUESTIONS:

1. During the walk-through, in the center building with the loft above the offices I observed several old Fluorescent light fixtures and windows. Have these materials been tested for PCB's, mercury or asbestos? If so, are the quantities listed in the bid documents?
A. Refer to the drawings and specifications for all known hazardous material information and bid accordingly.
2. There seems that there may be some asbestos contamination throughout the building. Are we to treat the entire building as contaminated and clean all surfaces? Please define limits of cleaning due to asbestos contamination.
A. Refer to the drawings and specifications for all known hazardous material information and bid accordingly.
3. Regarding the transformers with PCB oil: I am having trouble getting accurate pricing for the proper removal and disposal of these items. Could you please provide the manufacturer plate information for the transformers? This should give information about the transformers that will be beneficial in getting pricing.
A. Contractor's price shall include removal and disposal of transformers uncontaminated with PCB oil. The transformers will be tested by the owner and any change in information will be conveyed via additional addenda.
4. Water was still on to the building during the walk-through. Will water and power be available for the asbestos abatement?
A. Yes, the water and power will be available for use during abatement. G.C. shall disconnect both after abatement and prior to demolition. After abatement, if water is needed, G.C. shall arrange with S&WB for a connection at the fire hydrant on Franklin Ave. and pay all associated costs. G.C. shall arrange for temporary power with utility company, if needed, after abatement.

Attachments List:

Pre-Bid Conference Summary
Pre-Bid Conference Sign-in Sheets

END OF ADDENDUM #2

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Date: June 8, 2018
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PRE - BID CONFERENCE SUMMARY

May 30, 2018

10:30 A.M.

Orleans Levee District Franklin Ave. Loft Building Demolition 6920 Franklin Ave. – New Orleans, LA 70122 RCLC Project #21802, OLD Project No. 24767

MEETING SUMMARY

- Introduction / Major Participants
 - Ryan Foster, Engineer Supervisor, Orleans Levee District 504-286-3100 x 1057
 - Holly Morales, Job Captain, RCL Architecture, L.L.C. 985-727-4440, hrmorales@rclconsultants.com
 - Kirk Juneau, AIMS Group, 504-887-7045
 - Architect of Record: Paul Dimitrios, RCLA, 985-727-4440

- Sign-in Sheets were distributed, and are attached.

- Description of Project - The work includes the following: demolition of existing steel, CMU & brick building, approximately 17,400 sq. ft., including asbestos abatement and hazardous materials removal. Work includes demolition of building foundation and removal of pad-mounted transformers. Work also includes filling of excavations and hydroseeding. Contractor shall follow all requirements of the Asbestos Abatement and Hazardous Materials Removal Specifications for removal and disposal of all asbestos and hazardous materials.

- Confirmation of Bid Date and Procedures
BIDS DUE: Wednesday, June 13, 2018 at 2:00 p.m. at the Front Desk of the Orleans Levee District, Administration Building, 6920 Franklin Avenue, New Orleans, Louisiana 70122 or send an electronic bid to <http://www.centralauctionhouse.com/main.php>.

- Front End Documents

Bid Form
The Public Bid form should be filled out in ink, or type written, with an original signature. You are required to submit one original set. The Contractor must include his Louisiana License number, The Project Name and Proposal Number, on the sealed Bid Envelope and all bid forms etc., enclosed.

Bid Bond
The Bid Bond must be a minimum of **5%** of the Bid Amount for the **Total Project Package**.

- Alternates: There are no alternates.

- Clarifications and Questions: ALL QUESTIONS MUST BE SUBMITTED IN WRITING TO: RCL Architecture, Attn: Holly Morales hrmorales@rclconsultants.com & WILL BE ANSWERED BY ADDENDUM ONLY. Questions shall be submitted no later than seven days prior to the date for receipt of bids (excluding weekends and holidays). The last day for questions is **Monday, June 4.**

- Issuance of Addenda
All questions submitted will be answered by Addendum. Addendum No. 1 has been issued. The final addendum will be issued no later than 72 hours prior to bid.

- Contract Time – is **90** calendar days from the NOTICE TO PROCEED (anticipated included weather days are listed in the supplemental conditions)

- Liquidated Damages are **\$500.00** per day thereafter. The amount listed in the Instructions To Bidders (IB-1) is incorrect.
- Construction Schedule: Schedule shall be organized by the GC as required by Contract Documents.

Bldg. Permits & Taxes- G.C. Responsibility – no permits are required through the City of New Orleans. RCLA's consultants will review contractors work. The Contractor is responsible for all environmental permitting and notifications.

This is NOT a tax exempt project.

- Pay Roll Reporting: Contractors to certify payroll on the AIA-G702 Document. Billing will be monthly and paid every 45-60 days. There are no Davis Bacon requirement on this project
- Special Site and Site Utility Conditions
Contractor will need to be mindful of the job site and accommodate the surrounding traffic when staging and working at the job site. Existing building foundations will need to be removed and piling cut 4'-0" below the existing grade. Utilities to this building are to be disconnected. Staging and laydown areas are shown on the drawings. There are existing site utilities serving other buildings, which are to remain, including surrounding water and fire lines, and a sewer line underneath the building. **Contractor shall take extra precaution during demolition of these areas.**
- Access to Adjacent Buildings Areas
Sequence of Construction will require careful planning and coordination to maintain site access to other buildings and prevent street/driveway closures. Interruptions to any utilities or services to existing buildings to remain will require advance notification to the owner. Some refinements in Sequence of Construction may be necessary to suit use of existing buildings and site conditions.
- Contractor Records
Document Existing Conditions, Project Books, As-Builts, and photographs requirements as required in contract documents
- Project Safety
Contractor is totally and solely responsible for project safety, means and methods, protection of workers, all property, and the public. This includes keeping the Public roads free of debris and mud, and allowing continuous flow of traffic on adjacent streets etc.
- Staging and Laydown Areas are as shown on the drawings. Contractors will need to provide their own sanitary and dumpster facilities. Contractor will have a separate access gate.
- The owner is not retaining any salvaged materials, all demolition materials and debris shall be properly disposed of by the contractor.
- Review the Plans and Specifications
Contractors are advised to review General conditions and Special Conditions for all details and requirements concerning insurance and bonds, and abatement testing and procedures.

The Construction Drawings and Specifications are intended to function as a whole. DO NOT SPLIT THE CONSTRUCTION DOCUMENTS INTO PARTS.

Plans can be downloaded from City Blueprint's website or the Central Auction House website. Project can be bid on the CAH website. If you are a General Contractor you should be checking out plans through RCLA's office to be on the formal distribution list.

- Asbestos Abatement and Hazardous Materials Removal

Kirk Juneau briefly reviewed the hazardous material portion of the project. The hazardous materials are shown on the plan generally in the clouded areas – individual materials, pipes, flooring, etc. are not drawn. Amounts are estimated. The hazardous material report is not separately included, however all the information from the report and updated hazardous material information is included in the plans and specifications.

The portion of the roof which contains the asbestos material is located on the south end of the building.

Transite panels clarification: the only known Transite panels are included in the specifications. Contractors are to bid on the quantities provided in the specs, unless changed by addendum.

- Owner Comments

Contractors or subcontractors wishing to examine the building/site further prior to the bid date may contact Mark Theard, (504) 782-2635 M-Th or Ryan Foster 504-286-3100 x 1057 on Friday. All visitors must check in at the security gate and front desk.

- The meeting was continued at the Loft Building with a brief walk-through of the interior and exterior.
- The meeting was concluded at 11:25.

Clarifications:

1. Specifications Section General Specifications and Conditions, Section 2- General Conditions, page GSC-20, 2.4 Permits, states *Any further permitting will be at the expense of the Orleans Levee District*. To clarify, all **Hazardous Material Permitting and Notifications** shall be obtained by the Contractor and the costs included in his bid. City of New Orleans permits and inspections will not be required. All hazardous materials **testing and monitoring** shall be paid for by the owner.

Questions & Answers:

- Q1. Can the fire hydrant be tapped for water for contractor use?
A. Contractor may arrange to connect to the fire hydrant in the Franklin Ave. right-of-way near the contractor entrance. Contractor shall arrange this with N.O. S&WB and pay all connection and usage costs. Contractor is advised that water pressure in the area is low, therefore the hose size may be restricted.
- Q2. Has the transformer oil been tested?
A. No. It is assumed or labeled as PCB containing.
- Q3. Does the temporary fence require driven posts?
A. No.

END OF PRE-BID SUMMARY

SIGN-IN SHEET
ORLEANS LEVEE DISTRICT
LOFT BUILDING DEMOLITION
RCLA Project No 21802; O.L.D. Project No. 24767
Pre-Bid Conference - May 30, 2018 @ 10:30AM

Please Print CLEARLY

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SIGN-IN SHEET
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LOFT BUILDING DEMOLITION
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SIGN-IN SHEET
ORLEANS LEVEE DISTRICT
LOFT BUILDING DEMOLITION
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