

## **ADDENDUM NO. 1**

March 9, 2018

### Osprey Landing Water Tank Remedial Implementation Work Portsmouth, New Hampshire

The following changes and information are hereby incorporated into the Contract Documents and Specifications.

#### **GENERAL**

1. *Pre-Bid Meeting*

Meeting Notes (Attachment "A") and the information provided within are included in the Contract Documents by this Addendum No. 1.

2. *Response to Questions Received at Pre-Bid Meeting and Site Walk*

- Q: Have surficial detritus materials been characterized for off-site disposal?  
A: Surficial detritus materials have not been characterized. Ransom will characterize the detritus materials prior to disposal. For bidding purposes, the surficial detritus materials should be assumed a solid waste for disposal pricing.
- Q: How will completion of the surficial detritus removal be determined?  
A: Completion will be determined based on visual observations made by Ransom during the work.
- Q: What is the extent of the surficial detritus removal?  
A: The contractor should assume a 4,000 square foot area with a thickness of 3 inches for bidding purposes. The actual square foot extent will be measured in the field at the completion of the work by visual observations made by Ransom which shall not deviate from the bid area by more than 35%, without triggering a negotiated rate adjustment based on the lump sum price. The detritus material removal area is outside of and adjoining the actual soil excavation area.
- Q: How will root damage resulting from excavation near trees be handled?  
A: Ransom, in collaboration with the client and property owner, will make a determination as to which trees, if any, require removal as a result of soil excavation root damage. Most excavations are shallow where trees are located at the margins of the mapped soil removal area. Contractor industry standard of care for similar work on similar projects in similar conditions is required to minimize tree root damage.
- Q: Can a ramp be constructed extending into the Spinnaker Point Condo Association parking lot to provide access to the work area?  
A: The contractor shall identify means and methods that are safe and viable to conduct the work which could include constructing a ramp in the adjacent parking lot. However, the contractor is required to provide uninterrupted access to and use of the parking area outside of the working hours which are defined as weekdays from 8:00 AM to 5:00 PM, not including legal holidays.

- Q: Who will be responsible for damage to the parking lot?  
A: The contractor will be responsible for damage to parking areas. Any such damage by performance of the work shall be repaired by the contractor, to the satisfaction of the owner and engineer at no additional cost to the owner or to the City.

**ATTACHMENT A**

Pre-Bid Meeting Notes

Addendum No. 1

March 9, 2018

Osprey Landing Water Tank Remedial Implementation Work  
Portsmouth, New Hampshire

**PRE-BID MEETING AGENDA  
OSPREY LANDING WATER TANK REMEDIAL IMPLEMENTATION WORK  
CITY OF PORTSMOUTH, NH BID #15-18**

**MEETING DATE:** February 22, 2018  
**MEETING TIME:** 11:00 A.M.  
**LOCATION:** City of Portsmouth DPW, immediately followed by mandatory site visit

**1.0. ATTENDANCE/INTRODUCTIONS**

- 1.1. Sign-in sheet
- 1.2. Project introduction: former water tank site, shallow metals-impacted soils, excavate and remove impacted soil, restore site

**2.0. CONTRACT RELATED ITEMS**

- 2.1. Bid documents and any addenda issued available on city website  
(<https://www.cityofportsmouth.com/finance/purchasing-bids-and-proposals>)
- 2.2. Jay Johonnett, P.E. primary contact for project-related questions, questions due 3/8/18
- 2.3. Bid due 3/15/18 3:00 pm, City Hall/Finance-Purchasing Department
- 2.4. Bid Bond and Performance Bonds required, refer to contract documents

**3.0. SCHEDULE**

- 3.1. Start within 10 days of Notice to Proceed
- 3.2. Substantial Completion within 50 days from Notice to Proceed
- 3.3. One-year warranty period (5% of contract price withheld)

**4.0. SITE DESCRIPTION**

- 4.1. 26 Staysail Way, Portsmouth, New Hampshire
- 4.2. Former water tank site, owned by the City, abutted by Spinnaker Point Condo Complex
  - Work area extends onto property owned by condo complex
- 4.3. 0.09-acre site, top of hill, access to site through condo complex
- 4.4. Temp fencing currently installed to control access

**5.0. SOIL CONDITIONS**

- 5.1. Sand and gravel over shallow bedrock
- 5.2. Arsenic and lead impacts detected in shallow soils (exceeding Soil Remediation Standards)
  - Lead in soil attributed to former water tank paint (blue chips, red chips), arsenic not related
  - Lead detected at concentrations exceeding TCLP standard in some soils
  - Soil impacts defined on plan set included in Remedial Action Plan, attached to bid documents
- 5.3. Groundwater not anticipated in shallow soils
- 5.4. Paint chips present in surficial leaf matter, generally to the east of the planned excavation area

**6.0. REMEDIAL GOALS**

- 6.1. Reduce human exposure potential to elevated metals concentrations
- 6.2. 400 mg/kg lead, background concentrations for arsenic

**7.0. SCOPE OF WORK**

- 7.1. 16,000 +/- SF excavation area at base of tank, extending east
  - Excavation depths estimated 3 to 16 inches below grade, confirmed by field and laboratory testing
  - Estimated 585 tons total soil removal, of which 424 ton exceed TCLP Pb standard (hazardous)

- 400 tons TCLP Pb failing precharacterized, 200 tons non-hazardous precharacterized (results included), excavation areas defined on figures included in Remedial Action Plan
- Completion confirmed by Ransom field screening and endpoint sampling (Pb & PAHs)
- 7.2. Surficial clean up, remove 3 inches of detritus (leaf matter with chips), approximately 4,000 SF
- 7.3. Site restoration: backfill, minimum 4 inches loam and seed in excavation area
  - Place 2-inch thickness of bark chips in surficial clean up area
  - Reminder, one-year warranty period, establish growth, removal of all sedimentation and stormwater controls, repair any damages

## **8.0. HEALTH AND SAFETY/PROTECTION**

- 8.1. Contractor required to be OSHA 40 hour trained
- 8.2. SSHASP required, review period
- 8.2. Dust control will be required, effectiveness monitored by Ransom
- 8.3. Erosion and sedimentation control, no migration of soil/sediment, no off-site tracking

## **9.0. ACCESS/COORDINATION**

- 9.1. City to obtain Right of Entry Agreement with Spinnaker Point Condominiums
- 9.2. Work hours limited to 8:00 am to 5:00 pm weekdays, non-holiday
- 9.3. Adjacent parking area will be available for construction 8:00 am to 5:00 pm, weekdays
- 9.4. Gate on Staysail can be opened by Spinnaker for trucking, access through narrow streets

## **10.0. SUBMITTALS**

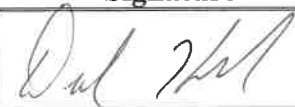





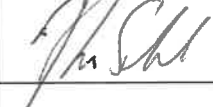

- 10.1. Excavation and disposal plan, due 1 week prior to work
- 10.2. SSHASP, due 1 week prior to work
- 10.3. Permits (Dig Safe, etc.), due 1 week prior to work
- 10.4. Grain size distribution reports for fill materials, due 1 week prior to work
- 10.5. Bill of Lading, manifests, disposal documentation, weight slips, due one week following completion

## **11.0. MANDATORY SITE VISIT**

- 26 Staysail Way, Portsmouth, NH off of Market St/Woodbury Ave

**PRE-BID MEETING SIGN-IN SHEET**  
**February 22, 2018, 11:00 AM**

**Osprey Landing Water Tank Remedial Implementation Work**  
**City of Portsmouth, New Hampshire**  
**Bid Proposal #15-18**

Printed Name	Signature	Affiliation (Company)	Daytime Phone/Email
1. Don Kirkland		EnviroTrac, LTD	donald.k@envirotrac.com
2. Shawn Powell		Sargent Corp	207-356-3937 SPowell@sargent-corp.com
3. Shelley TAMIS		STRATEGIC ENV	603 770 0449 STAMIS@STRATEGIC-ES.COM
4. Scott Kendall		Clean Harbors	978-265-1902 Kendall.Scott@cleanharbors.com
5. Jason Fee		NRC	603 689 6149 JFee@NRCC.com
6. JITI LABRANCHE		PENIEL ENVIRONMENTAL	603-765-1221 JLabranche@penienv.com
7. KEVIN SCHMIT		AccuWorx USA	603-452-4711 KSCHMIT@Accuworx.com
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