

REQUEST FOR PROPOSAL (RFP) AMENDMENT

Amendment No.: 1

Date of Amendment: December 20, 2024

RFP Number: 24ECD2386

Agency: CT DECD

Due Date, Time: 3:00 PM CST, January 6, 2025

Title: PSEG Abatement & Demolition – 3rd Party Project Monitoring

SECTION 1: QUESTIONS AND RESPONSES

SECTION 2: RFP ADDENDUM/ERRATA

SECTION 1: QUESTIONS AND RESPONSES

The following questions were submitted to the DECD:

Question 1: Please confirm submittal date. In one location, the RFP says “Wednesday January 6,” however, January 6th is a Monday. Is the RFP due Monday January 6th or Wednesday January 8th?

Response: We apologize for the clerical error. We would like to clarify that the due date for submissions is Monday, January 6th.

Question 2: Would DECD consider extending the due date for the RFP submittal response?

Response: This date was selected taking the holiday season into account. We understand that the submittal date is shortly after and apologize for the inconvenience, however the timeline for implementation of the PSEG abatement work is slated to start in January/February. Accounting for application review, approvals, and contractual negotiations, we are unfortunately not able to extend the deadline at this time.

Question 3: Is the \$75,000 estimated contract value a ceiling limit, or is additional funding available?

Response: \$75,000 is the maximum funding available for this contract.

Question 4: Are there any demolition and remediation plans, previous reports, reporting schedules or specifications that can be shared to see what activities and deliverables the project consultant(s) expect to make and so that the quantity of figures, submittals, and previously prepared environmental reports can be estimated?

Response: Assessments for demolition and remediation work are currently ongoing and further information cannot be provided by DECD at this time. Please assume that all site buildings & ancillary structures will be abated (if necessary) and demolished as part of the project scope. A more detailed timeline will be reviewed with the selected bidder. Consultants are expected to make monthly evaluations of the project's progress, adherence to DECD's guidelines, process payment requests, review technical reports etc.

Question 5: Has an HBM survey already been conducted? If so, will we be provided a copy?

Response: The building material survey and abatement/demolition plans are currently in process by the private developer. DECD will provide a copy of any available reports to the selected consultant.

Question 6: How many technical reports are anticipated to be reviewed during the construction period?

Response: The project team is expected to submit monthly progress reports including any technical reports prepared during that reporting period. The technical reports expected are outlined by the regulatory programs relevant to the project.

Question 7: What properties are part of the project scope?

Response: 1 parcel - 1 Atlantic Street, Bridgeport CT

Question 8: Can additional relevant experience information be included as an attachment? The RFP seems to contradict itself on this matter.

Response: As indicated in section IV. D item 1.e - Relevant experience should be submitted as part of the Organization Profile in the Main Proposal. Furthermore, you may include Résumés/Bios of Key Personnel as an attachment as indicated in Section IV.E.a.

Please note that Section IV. E states: Attachments other than the required attachments identified are not permitted and will not be evaluated.

Section VI. C – Proposal Checklist – will be amended to include Résumés/Bios of Key Personnel in the list of attachments.

Question 9: For the 36 months of abatement and demolition, what are the expectations for the bid in terms of manpower and hours? A) How many days per week should we anticipate being on site? B) Are on-site days 8-hour days or longer? C) How many people are you expecting us to provide?

Response:

- A. The need for site visits or inspections will be determined by the progress of work, the completion of milestones and the need to inspect the site to investigate issues that arise, verify progress reports and requests for payment. DECD recommends a minimum of quarterly site visits. But if the project is progressing rapidly, monthly site visits are recommended to verify project progress in support of each monthly payment requisition. The need for any additional site visits may be proposed by the selected consultant and okayed by the DECD based on the status/needs of the project. The primary duties of the selected consultant will be to review payment requisitions and supporting backup to ensure compliance with all required policies and procedures, and this may require additional periodic site visits should any conditions arise. The consultant will also review any environmental reports, abatement/demolition notifications and advise DECD of any concerns. The selected consultant's duties will be to effectively provide project management support to the DECD team.
- B. Routine project oversight is not a requirement of this RFP. Please see above response regarding expected frequency of site visits/inspections and the overall expectations. We expect that the scope and expectation of the site visit could be covered in one to two hours.
- C. This is up to the discretion of the selected consultant, although DECD envisions a designated or full-service project manager, with support staff (only if needed).

Question 10: Is there power on-site?

Response: Although the power is shut down for general facility operations, there is temporary power that is powering up the job site and trailer.

Question 11: If contract rates have been established under separate contracts with State of Connecticut agencies, will those rates need to be applied to this contract, or can project-specific bill rates be proposed in the submittal response?

Response: Project specific bill rates can be proposed in the submittal response, however DECD will evaluate and question unreasonable deviations from typical rates.

Question 12: The following links provided in the RFP document result in an error message; please provide updated links to the following forms:

- a. Consulting Agreement Affidavit (OPM Ethics Form 5)
- b. Affirmation of Receipt of State Ethics Affidavit (OPM Ethics Form 6)
- c. Iran Certificate (OPM Ethics Form 7)

Response: We apologize for the inconvenience caused. The following forms have been rescinded pursuant to Public Act No. 21-76 and representations have been incorporated into resulting contract language: Ethics Forms. These changes have been incorporated into the Addendum/Errata (Section 2).

Question 13: Please provide the budget template.

Response: There is no specific budget template for this RFP.

Question 14: Is the project intent to solely perform abatement and demolition of the existing structures?

Response: Yes, the scope of this project consists primarily of abatement and demolition work; however the scope may include limited remediation as required to complete the site demolition activities.

The private developer intends to undertake the demolition of the existing former PSEG coal plant and all other structures on the Project Property, including the removal of the coal pile to the extent still remaining and all scrap metals and other materials, and the conduct of all abatement and remediation activities, required for the performance of the demolition activities.

Question 15: Please confirm that LEP services are required in the project.

Response: Please see Page 6. Section I. 6. Eligibility & Minimum Qualifications of Proposers and Page 8 Section II.B. SERVICE OVERVIEW, for minimum qualifications for this submittal. The selected consultant will be responsible for advising DECD if there are any concerns regarding the limited remediation work, management of impacted media or any other conditions that may arise.

Question 16: Will the DECD consider firms that are already working for municipalities funded by DECD grants eligible for this work? Are there any conflicts of interest to consider?

Response: Yes, DECD will accept applications from firms that are already working for municipalities, on projects funded by DECD grants. Working on contracts funded by DECD will not disqualify a potential applicant from bidding on the work.

Please note that if selected as the 3rd Party Consultant representing DECD, it would be a conflict of interest for a firm or individual to undertake any contract/consultancy work for the PSEG Project, on behalf of DECD's funding recipients.

Question 17: Is there an estimated date for the RFP to be released for the demo work itself? Also, is there a way to start the pre-qualification process to get on the list to bid the project when it gets released?

Response: Please contact the City of Bridgeport ('Bill Coleman' William.Coleman@Bridgeportct.gov and 'Isolina DeJesus Isolina.DeJesus@Bridgeportct.gov) directly for information on Request for Proposals for any work contracts. The City of Bridgeport is DECD's grant recipient and will be administering the project.

The current RFP is for 3rd party work relating to the DECD's oversight of the project. To apply as a DECD approved bidder for the 3rd party work, please follow the instructions here:

https://portal.ct.gov/das/ctsource/ctsource?language=en_US where there is a document called supplier registration that details how to create an account.

Please note that if selected as the 3rd Party Consultant representing DECD, it would be a conflict to perform the demolition work for the project.

SECTION 2: RFP ADDENDUM/ERRATA

SCOPE OF ADDENDUM

This addendum details changes/additions to the RFP based on the questions received. Revisions to pre-existing language in RFP# 24ECD2386, are indicated either by strike through for deletions and underlining for insertions.

Revision 1 CHANGE

Page 2, Cover Page

Responses must be received not later than ~~Wednesday~~ **Monday**, January 6, 2025 at 3:00 P.M. EST

Revision 2 REMOVE

The following forms have been rescinded pursuant to Public Act No. 21-76 and representations have been incorporated into resulting contract language: Ethics Forms

Page 5, Section I.2. Registering with State Contracting Portal

- ~~Consulting Agreement Affidavit (OPM Ethics Form 5) – Requires Notarization~~
~~<https://portal.ct.gov//media/OPM/OPMForm5ConsultingAgreementAffidavit32814pdf.pdf?la=en>~~
- ~~Affirmation of Receipt of State Ethics Affidavit (OPM Ethics Form 6) – Requires Notarization~~
~~<https://portal.ct.gov/media/OPM/Finance/psa/OPMEthicsForm6Final91511PDFpdf.pdf?la=en>~~
- ~~Iran Certificate (OPM Ethics Form 7) – Requires Notarization~~
~~<https://portal.ct.gov/media/OPM/OPMForm7IranCertification32814pdf.pdf?la=en>~~

Page 26 Section VI. C. Registration with State Contracting Portal

Submit required forms:

- ~~Consulting Agreement Affidavit (OPM Ethics Form 5) – Requires Notarization; available at:~~
~~<https://portal.ct.gov//media/OPM/OPMForm5ConsultingAgreementAffidavit32814pdf.pdf?la=en>~~
- ~~Affirmation of Receipt of State Ethics Affidavit (OPM Ethics Form 6) – Requires Notarization; available at:~~
~~<https://portal.ct.gov/media/OPM/Finance/psa/OPMEthicsForm6Final91511PDFpdf.pdf?la=en>~~
- ~~Iran Certificate (OPM Ethics Form 7) – Requires Notarization; available at:~~
~~<https://portal.ct.gov/media/OPM/OPMForm7IranCertification32814pdf.pdf?la=en>~~

Revision 3 ADD

Page 27, Section VI, C. "Proposal Checklist"

Résumés/Bios of Key Personnel