

**Demolition of
741 Northland Avenue and 777 Northland Avenue
Addendum No. 2, 9/15/2026**

The following details Addendum No. 2, that modifications the Contract Documents.

1. Addendum No 2. divides the work into the Base Bid work and Alternate No. 1 work. The general scope of work of the Base Bid for this project now entails asbestos abatement and regulated materials removals, pavement and above grade structure demolition, fracturing basement slabs, waste disposal, recycling, clean backfill of sub grade basement and vaults, preservation of a section of foundation, construction of a preserved foundation structure, restoration of a facility sign, and site restoration to finished conditions with the slab in place. Alternate No. 1 includes removal and disposal of building foundations and basement walls to a depth of 5 feet, clean backfill, and restoration to alternate finished conditions with the slab and foundations removed. The Base Bid includes Allowance No. 1 for contaminated refractory brick removal and Alternate No. 1 includes Allowance No.2. for removal of non-hazardous contaminated soil discovered incidentally during slab and foundation removal. The amended RFP front end and bid forms are included with this addendum and the work is further clarified in the attached amended drawings.
2. Addendum No. 2 replaces 005000 Form of Agreement (attached).
3. Addendum No. 2 adds Site Specific Variance SH-697G3 to Exhibit D, Item 1.
4. Addendum No. 2 provides times to substantial completion for the Base Bid (180 days) and the Base Bid plus Alternate No. 1 (270 days) in the attached amended Section 011000 Summary.
5. Addendum No. 2 adds Section 013222 – Photographic Documentation.
6. Addendum No. 2 adds Section 015500 – Traffic Maintenance and Protection to the Contract Specifications (attached).
7. Addendum No. 2 adds the following attached Items to Exhibit D, Reference Documents
 - Item 5 - 777 Northland Building Condition Report (2019)
 - Item 6 - 741 and 777 Northland Avenue Building Condition Report Update (2024)
 - Item 7 - Grant Agreements
 - Item 8 - Letter of Resolution Between ESD, BUDC, and OPRHP
8. The Contract Drawings are amended by Addendum No. 2 (attached) with the addition of drawings S-100, D-100, C-100, and L-103 and as noted on other drawings in Addendum No. 2 Bid Set, September 15, 2026.
9. The drawings in the SWPPP (Exhibit D, Item 4) are replaced by Addendum No. 2 (attached).
10. Responses to Contractor Questions are provided below.

Demolition of 741 Northland Avenue and 777 Northland Avenue – Responses to Questions

Number	Question	Response
1	Issue the site-specific NYSDOL asbestos variance petition and the NYSDOL response before the bid date and confirm whether the bid date moves if the response is not yet in hand. (Spec 028213 §1.2.A.1–2, §1.3.E; Exhibit D Item 1, p.357; Dwg HM-100 ACM Note 6).	The NYSDOL site specific variance for the project is provided in revised Exhibit D Item 1 to this Addendum.
2	Produce Dwg. HM-100 and the “limited historical asbestos bulk sampling” data referenced by Spec 028213 §1.1.A — dates, sample counts, locations and results — for 741 Northland and the 777 Northland main plant. (Spec 028213 §1.1.A, p.181; Survey §§1.1, 3.1, p.395, 397).	Dwg. HM-100 is included within the RFP. Available historical asbestos bulk sampling data is provided in Exhibit D Item 3 to this Addendum.
3	Identify the verification method the third-party project monitor will use to determine when controlled-demolition debris is sufficiently decontaminated to leave the site as non-ACM waste. Confirm the criteria that will be used. (Dwg HM-100 ACM Note 7; Waste Material Streams Note 6; Spec 028213 §1.7.A).	Refer to the NYSDOL conditions to site specific variance SH-697G3 provided in the Addendum.
4	Provide the lead survey — XRF readings or paint-chip data — with lead-coated surface areas by substrate, or state that lead quantities are the bidder's risk and confirm the assumed extent for the water tower and for the coatings throughout the facility. (Dwg HM-100 Water Tower Lead Paint Notes 1–3; Spec 028300 §1.1.A, §3.2).	Based on the age of the facility, all coatings throughout are assumed to contain lead.
5	Confirm whether shoring, bracing, steel support systems for adjoining sections to remain, and the water tower and smokestack dismantlement require a stamped delegated design and who reviews it; provide the water tower and smokestack heights; and state the required basement slab fracture pattern, hole spacing, hole size and extent. (Spec 024119 §1.1.C, §3.1.B; Dwg A-200 Details 5–6; Dwg C-500 Basement Area Fill Detail Note 1). No structural sheet exists in the set, no delegated-design article exists in Section 024119, and no fracture pattern is drawn anywhere.	Refer to specification section 024119 - <i>Building Demolition</i> , Section 1.6 and specification 013300 – Submittals for required pre-demolition submittals. Refer to Dwg A-200 for water tower and smoke stack heights. Basement slabs shall be fractured/perforated by the Contractor through to the sub-grade at 15-foot centers prior to backfilling (Base Bid Note 6, added drawing D-100).

Number	Question	Response
6	Confirm which erosion and sediment control sheet governs — C-001 and C-501 in Exhibit B, or ESC-001 and ESC-002 bound in the SWPPP — and resolve the sheet-number collision between Exhibit B's L-101 Site Restoration Plan and the SWPPP's L-101 Proposed Watershed Map. Confirm where the Filter Sock Detail now resides. — (Dwg C-001; C-501; L-101; SWPPP Appendix J sheets).	The contract drawings take precedence over the Exhibits. The SWPPP has been updated with the contract drawings updated by Addendum No. 2.
7	Provide the details, dimensions, existing condition and final reinstallation location for the Curtiss-Wright entrance sign restoration. No sheet in the set shows the sign. (RFP §4.0 Item 16; Dwg D-101 callout; Dwg G-003 Preservation Note 2; Spec 050373). It is a SHPO mitigation work element with no drawn scope.	Refer to specification section 050373 for details regarding existing condition and restoration requirements for the Curtiss-Wright entrance sign. The Contractor is to deliver the restored sign to the Owner within 3 months of notice to proceed.
8	Confirm whether TCLP testing of the refractory brick is in the lump sum base bid or in Allowance No. 1; confirm whether ACM-contaminated refractory brick is disposed under the allowance unit price or under the asbestos abatement base bid; and confirm how quantities above and below the estimated 160 tons are adjusted. (Spec 011000 §1.6 p.77; Spec 012100 §3.1.A.1–5 p.82; Bid Form p.15; Dwg HM-100 Refractory Brick Note 1).	TCLP testing is part of the Base Bid cost. Should the stack test non-hazardous, it's disposal is included in the Base Bid cost. In the event that TCLP testing determines the material to be characteristically hazardous, Allowance No. 1 will cover the cost adjustment for disposal of up to 160 tons of material as such. 160 tons was estimated based on stack dimensions.
9	Issue copies of the SHPO Letter of Resolution (OPRHP PR#25PR001376) and of the ESD RECAP, Restore New York and National Grid grant agreements, all of which the RFP makes available only on request. — (RFP §5.0 p.9; Agreement Art. IX; Dwg G-003 Preservation Notes 1–2) They impose compliance obligations that flow down to the Contractor and that govern the preservation work elements.	Copies of the SHPO Letter of Resolution, the ESD RECAP grant and amendments, and the National Grid agreements for 777 Northland and 741 Northland are included in Addendum No. 2 (Exhibit D Items 8 and 7, respectively).
10	Issue the 2025 BUDC building condition report for 741 and 777 Northland Avenue. (RFP §3.0, p.7).	The 2019 and 2025 Condition Reports are included in Exhibit D, Items 5 and 6 of this Addendum.
11	Confirm whether Section 015500 Traffic Maintenance and Protection will be issued by addendum, and pending that, confirm the basis of bid for maintenance and protection of traffic — flagger counts, signage, lane and sidewalk closures, agency permit requirements, and whether an MPT plan submittal is required. (Project Manual TOC p.41; Spec 011000 §1.5.B.8; Spec 024119 §1.1.E).	Refer to Specification Section 015500 Traffic Maintenance and Protection, provided in this Addendum.

Number	Question	Response
12	Identify the governing testing and inspection section; confirm who retains and pays the testing agency; confirm whether a Schedule of Tests and Inspections is required and when; and state the compaction density standard and test frequency for the basement and surface restoration backfill. (Spec 013300 §2.1.A.6, §2.1.S; Dwg C-500 Notes; Spec 310000).	Refer to site specific variance SH-697G3 provided in Exhibit D, Item 1 as an Attachment to this Addendum.
13	Issue the bid, payment and performance bond forms acceptable to the Owner, and confirm the required surety rating, which is stated as A- in the RFP and as A in the Agreement. (RFP §8.0 p.13; Agreement §4.8.1–2 p.51).	The RFP is correct (A-). An updated draft agreement is included in Addendum No. 2. The bid guarantee and performance bonds must be written on the total of the Base Bid and Alternate No. 1. Reference revised page 9 of the RFP included in Addendum No. 2.
14	State the Contract Time or the fixed Work Completion Date and identify any interim milestones to be shown on the schedule. Confirm there are no bid alternates and no phases beyond the single Base Bid phase. (Agreement §1.3.1, §1.3.3, §1.1, §2.1.2; Spec 011000 §1.6.A, §1.8.A; Spec 013226 §2.1.C.1, §2.1.D).	Addendum No. 2 provides times to substantial completion for the Base Bid (180 days) and the Base Bid plus Alternate No. 1 (270 days) in the attached amended Section 011000 Summary of Work.
15	Confirm whether a preconstruction condition survey of adjacent properties and structures is required, who performs it, whether vibration monitoring and noise limits apply, and what the closeout “damage or settlement surveys” are measured against. Identify what tools, spare parts and extra materials, if any, must be delivered to the Owner and where. Confirm whether any geotechnical or subsurface investigation data exists for the site. (Spec 024119 §1.6.A, §3.8.A; Spec 017716 §1.3.A.5–6; Spec 013300 §2.1.A.4; Spec 310000 — absence)	Addendum No. 2 adds Section -13222 Photographic Documentation. Vibration and noise limits do not apply other than the City of Buffalo noise ordinance is applicable. Spare parts are not required. Limited subsurface sampling was performed. This is summarized in Exhibit D, Item 5 [777 Northland Building Condition Report (2019)] included with this addendum.
16	We would like to request 2 additional dates to inspect the project site and conditions. We need the weather to cooperate so we can spend some time in the buildings.	See Addendum 1 dated 9/10/2026 for additional site walk through opportunities.
17	Are there as-built drawings for the buildings?	No as-built drawings are available.
18	If there are no as built drawings... how are we to approach foundation removals? We realize foundations exist and the 5' depth removal requirement, but the unknown actual sizes, grade beams locations, depth, configuration, reinforcement, and subsurface conditions are all unknowns. Please advise.	Reference added drawing S-100 and attached Item 5 - 777 Northland Building Condition Report (2019).

Number	Question	Response
19	Backfill a. Can we install the backfill material in at least 12" lifts instead of 6"? b. Please confirm that the top 12" should be 3" minus clean crushed stone. c. Who is responsible for the SWPP Qualified Inspector requirement (bid documents have conflicting instructions)? d. Can fill material found under elevated slabs be used onsite as backfill or does the material have to leave the site? e. Can we crush clean concrete and brick generated from the site and used as backfill material?	Refer to Dwg C-500 details 1 and 3 for backfill and compaction details. Contractor shall retain the services of a Qualified Inspector to conduct site inspections, as defined in the NYSDEC General Permit GP-0-25-001, Appendix L. Provide on-site inspections one time a week for compliance with the SWPPP and the General Permit. Brick and masonry waste generated from the project is not eligible for use as backfill as per the NYSDOL conditions to site specific variance SH-697G3. Refer to the provided site specific asbestos variance and specification section 310000 paragraph 2.1 (B-F) for acceptable backfill materials.
20	Please confirm if all controlled demolition debris is to be removed from the site as "friable asbestos bulk waste". Also, will we be able to clean above grade concrete, and brick in the same manner we wash metals?	Refer to site specific variance SH-697G3 provided as an Attachement to this Addendum.
21	Please explain why the NYS Prompt Payment Law will not be followed for this project and why the project has such an unusually long payment window. a. These payment terms only favor the owner, and the contractor has to be in position to finance approximately 3 to 4 months of labor, disposal, equipment and subcontractors. b. The contract agreement gives the Owner a "reasonable period" to review invoices. What is the actual number of days?	a. To access funds, from the Imprest Account under the ESD RECAP grant (BUDC's primary funding source), BUDC submits invoices and required documentation via a Grant Utilization Request Form (GURF). Once ESD authorizes the release of these funds, BUDC processes and pays all vendor invoices within 30 days, ensuring compliance with the NYS prompt payment law. b. BUDC anticipates review of invoices and other required documentation between 30-45 days.
22	c. Is there any scenario where we can reuse existing onsite fill type material as backfill or does all fill material under elevated slabs have to be removed from site?	See response to question 27 below
23	How did you quantify the 160 tons of Refractory Brick for the Allowance?	160 tons was estimated based on stack dimensions.
24	What Utilities need to be protected on Site with the Water and Sewer Cuts?	No onsite utilities are scheduled to remain. The Contractor must protect offsite utilities during execution of all contract work including execution of required utility terminations. Refer to UT-101.
25	What is in the silos?	The silos are assumed to contain approximately 120 cubic yards of coal

Number	Question	Response
26	Can we work 10-hour shifts and Saturdays?	Normal working hours are limited to 7:00 a.m. to 5:00 p.m., Monday through Friday. The Contractor may petition the Contract Administrator to perform work outside of normal work hours but the response will be contingent upon approval of the Client and the City of Buffalo. Owner costs associated with work outside of normal working hours, including oversight coverage by the Contract Administrator and Project Monitor, shall be the financial responsibility of the Contractor.
27	Can we use Brick and Masonry as backfill in the 3 Basements?	Brick and masonry waste generated from the project is not eligible for use as backfill as per the NYSDOL conditions to site specific variance SH-697G3. Refer to the provided site specific asbestos variance and specification section 310000 paragraph 2.1 (B-F) for acceptable backfill materials.
28	What is the Backfill Requirements for the Site Demo, Or can we Doze the stone under the Pad?	See response to question 27.
29	Concrete Washout Pit? (What is this for?)	The concrete washout pit will not need to be constructed unless new concrete work is performed, which is not anticipated.
30	Hydrant Permit. Are we going thru the winter months working or are we stopping and resuming in the spring?	There is no required winter shut-down.
31	As for the Utility Locator (What is he actually Locating?)	A SUE survey was performed and is attached to the RFP. Utility location will not be necessary other than as part of UDig NY services per standard due diligence.
32	Besides the Insurance listed in the spec book. Will we need Rail Road Insurance, for the Stack and Water Tower Demo?	Railroad Protective Liability Insurance is not anticipated to be required to execute this work.
33	Can we get a quantification of all the Debris, Brick and Concrete Walls, Slabs, Etc?	The Contractor is responsible for the determination of quantities.
34	Can we get a quantification of Contaminated Concrete?	The contractor is responsible for testing floor slab concrete for disposal under Alternate No. 1. The concrete slabs may be up to 12-inches thick or more.
35	Can we revisit the site if needed?	See Addendum 1 dated 9/10/2026 for additional site walk through opportunities.

Number	Question	Response
36	All utility information provided on the contract drawings was obtained from the available drawings utilized by the project design team. The locations shown on these drawings are approximate and the documents state, not all utilities are shown. Furthermore, the documents state, No Additional Payment will be made to contractor if the information provided in the varies from the existing conditions. Why is this not an allowance item. Contractors are not here to perform discovery work during the bid process. Our responsibility is to verify the information provided. It is especially unreasonable to think we can confirm or do exploratory utility work during the bidding process for below grade task items we cannot visually see. Please advise.	The Contractor is not expected to conduct exploratory utility work. Utility information provided on Dwg UT-101 and in the subsurface utility engineering report included as Item 2 to Exhibit D in the RFP is assumed to accurately reflect subsurface utilities to be impacted by the Contract work. No additional payment will be made to the contractor for minor discrepancies between actual conditions/locations of utilities as shown in the Contract documents vs those identified in the field during construction. However, the Contractor is not responsible for termination or additional site utilities not identified in the Contract documents.
37	The building has been identified as condemned and potentially structurally unsafe. If safe worker access to the structures cannot be certified, please confirm that inaccessible components may remain in place and provide the approved regulatory procedure. Please advise.	Inaccessible components may be mechanically segregated during demolition or remain in place until demolition advances sufficiently for safe access.
38	Are we to reseed all of the existing grass areas? Please advise	Existing established grass areas that are not disturbed as part of the project do NOT require reseeding.
39	The contractor must supply 2,000 ft of silt sock based on the bid documents. Is the perimeter silt fence not included in the 2,000 LF of silt sock? Please advise.	The bid documents do not require minimum of 2,000 ft of silt sock. Refer to the SWPPP provided as Item 4 to Exhibit D in the RFP, Dwg G-002 and Dwg C-501 for silt fence details.
40	Please confirm we are only responsible to remove foundations to 5' below existing surrounding grade even if the foundation continues to a deeper? Please advise.	Correct, Alternate No. 1 includes removal and disposal of building foundations and basement walls to a depth of 5 feet below existing surrounding grade, regardless of the total depth of foundations.
41	Do you know the size of the oil separator located at 777 and the quantity of liquid to be removed? Please advise.	All available site information is provided in the RFP documents.
42	Since there is no information on the pole mounted transformers and contractors cannot confirm any information regarding them as is can this task item be managed as an allowance item? Please advise.	Costs for characterization and removal of the pole mounted transformers is to be included in the Base Bid cost. Assume the three transformers contain a combined total of up to 200-gallons of fluid with PCBs greater than 50 ppm but less than 500 ppm.
43	Can the question period be extended for several days after we are able to inspect the site again? Please advise.	The question period will not be extended.

Number	Question	Response
44	Please clarify the Health and Safety staffing requirements identified in Section 01 35 29, Paragraph 1.6 A,B, C and D. Is the specification requiring a dedicated Health and Safety Technician (H&S Tech) to be assigned to each individual task or hazardous task being performed, or is the requirement for a qualified H&S Officer personnel to provide overall site safety oversight for concurrent operations acceptable?	The Health and Safety Technician (HST) is typically a laborer or operator with a minimum of 1 year of demolition and asbestos abatement experience who has been trained in CPR and first aid. A single HST may oversee multiple concurrent operations within eye sight as long as the HST has the ability to communicate directly with the personnel executing the hazardous task. The Contractor's Safety Officer, in conjunction with the Contractor's Health and Safety Coordinator shall determine which activities necessitate oversight by a Health and Safety Technician.
45	Demolition work inherently consists of activities that may be classified as potentially hazardous, including demolition, excavation, material handling and loading, heavy-equipment operation, trucking, utility work, and other associated operations. Many of these activities will occur concurrently throughout the project. If a separate H&S Tech is required for each hazardous task or operation, please clarify: 1. Which specific activities are considered "hazardous tasks" requiring a dedicated H&S Tech. 2. Whether one qualified H&S Tech may oversee multiple concurrent operations. 3. Whether the H&S Tech must remain continuously present at the specific work activity for its entire duration.	See response to question 44

Addendum No. 2 Attachments

Attachment A – Revised RFP Front End and Bid Forms

Attachment B – Revised Exhibit B: Project Drawings

Attachment C – Revised Specification Section 005000 - Form of Agreement

Attachment D – Revised Exhibit D, Item 1 Site Specific Variance SH-697G3

Attachment E – Revised Specification Section 011000 - Summary

Attachment F – Added Specification Section 013222 – Photographic Documentation

Attachment G – Added Specification Section 015500 – Traffic Maintenance and Protection

Attachment H – Added Exhibit D, Item 5 – 777 Northland Building Condition Report (2019)

Attachment I – Added Exhibit D, Item 6 – 741 and 777 Northland Ave. Building Condition Report Update (2024)

Attachment J – Added Exhibit D, Item 7 – Grant Agreements

Attachment K – Added Exhibit D, Item 8 – Letter of Resolution Between ESD, BUDC, and OPRHP

Attachment L – Replacement Drawings for Exhibit D, Item 4, SWPPP