



ADDENDUM #3 : Issued November 25th 2025

Notes:

The APDC is offering a second site visit to any potential bidder companies whose representatives were documented present at the pre-bid site visit on November 4, 2025. Any bidder wishing to visit for an additional viewing may contact Roddy Yagan, Senior Construction Project Manager ryagan@portofalbany.us to schedule the best date and time.

2nd Round Questions & Responses:

1. Plan sheets UT-01 and GR-01 indicate conduits extending to the proposed electric transformer pads. Will these transformer pads be installed prior to the work performed under this contract?

Response: The current schedule is to have this work completed by April 7th 2026.

2. Sheet SP-01 references an existing concrete bulkhead. Please provide available as-built drawings for this bulkhead.

Response: The concrete deadman is a proposed feature of the site to be constructed as part of this project to support and act as a counterweight for the inlet piping that is extending into the Hudson River.

3. Please confirm whether any load restrictions exist on the site or in the area adjacent to the existing bulkhead.

Response: See response above the concrete deadman is a proposed feature not existing. The area is a river shoreline so although there aren't any specific load restriction means and methods for access of the equipment to be used by the contract will be the responsibility of the contractor.

4. If fly ash material is encountered during construction, please clarify how its disposal should be managed and how associated costs will be paid.

Response: If fly ash is encountered during construction the disposal and relocation of the material will be an additional cost.

5. Please indicate the depth of the existing surface layer of stone material. Can this material be re-used on site?

Response: the existing depth is approximately 48". Yes this stone material can be reused on site.

6. Please provide the gradation for this stone material.

Response: See attached material testing report from 2022-2023 when it was installed.

7. Is there existing geotextile material beneath the stone layer (or any other layer) that the various excavations will penetrate?

Response: There is existing geogrid under the stone; however, in the location of the proposed excavation there should not be any existing geogrid as this phase of construction was anticipated during the geogrid installation.

8. If so, please provide details on the geotextile material and a detail for repairing the penetration.

Response: See attached geogrid submittal for the installed product.

9. Reference Fire Service Pump House Contract Drawing MD-01 Gravity Sewer Main and Force Main Trench Detail, Note 4 which states: *"4. TRENCH BACKFILL - APPROVED ON SITE OR IMPORTED MATERIAL. PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY."*

Reference Waste Water Treatment Package Plant Contract Drawing MD-01 Gravity Sewer Main and Force Main Trench Detail, Note 3 which states:

"3. TRENCH BACKFILL - BACKFILL UNDER ROADS, DRIVES, SIDEWALKS, CURBS AND UTILITIES SHALL BE SELECT GRANULAR FILL PER NYSDOT SPECIFICATION 203-2.06, PLACED AND COMPACTED IN LIFTS NOT TO EXCEED 6". BACKFILL IN OTHER AREAS SHALL BE A SUITABLE EXCAVATED MATERIAL (NO STONES LARGER THAN 6"), PLACED AND COMPACTED IN LIFTS NO GREATER THAN 6" TO SAFETY COVER."

Please clarify the material to be used as trench backfill as these 2 notes conflict.

Response: The water main and water inlet pipes shall be installed in accordance with the details on drawing MD-01 of the Fire Pump House plans while the sanitary sewer lines shall be installed in accordance with the details on MD-01 of the Sanitary Sewer Package Plant Plans.

10. Is there material on site to be used as trench backfill? Can the existing site stone layer be used as trench backfill?

Response: Yes existing stone subbase layer can be used as backfill.

11. Please provide a specification to follow for the various types/layers of backfill.

Response: Within the gravel yard area, the top 48" of backfill shall be subbase stone material – NYSDOT Item 304.12 (reuse of onsite material from the trench excavation is acceptable upon approval from the owners representative). Below 48" material meeting the requirements of NYSDOT suitable fill can be used in accordance with NYSDOT specifications Section 203.

- **The piping bedding is specified in the details within the plans.**

12. Please confirm that all rebar to be used is uncoated, ASTM A615, Grade 60.

Response: Confirmed

13. Reference Fire Service Pump House Contract Drawing G-100P Standard Notes and Details, Foundation Note 10 which states:

"10. FOOTINGS SHALL REST ON A MINIMUM 3FT DEEP BED OF COMPACTED SELECT STRUCTURAL FILL OVER SUITABLE PRE-LOADED AND SURCHARGED SUBGRADES HAVING A MINIMUM BEARING CAPACITY OF 3000 PSF. ELEVATIONS OF BOTTOM OF FOOTINGS ARE SHOWN ON PLANS, BUT ARE SUBJECT TO REVISION WHEN TRUE SOIL CONDITIONS ARE EXPOSED BY EXCAVATION. THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF ANY WEAK STRATA, WATER CONDITIONS OR OTHER POOR BEARING CONDITIONS."

Has this site already been fully pre-loaded and surcharged?

Response: Yes, the site has been preloaded.

14. Do the footings need to be undercut by 3 feet?

Response: Yes, in accordance with the geotechnical report recommendations the fire pump house building footings shall be undercut by 3 feet as noted in Note 10 on Drawing G-100P.

15. Can the excavated material be used as backfill?

Response: Yes, excavated material can be used as long as it meets the parameters noted in Q11 response.

16. What is the intended Notice to Proceed for these projects? What is the intended Completion Date for these projects?

Response: Please refer to page 9 of the RFP Method of Award and Award of Bid sections. A notice to proceed will be issued once all prerequisites have been received from the contractor and accepted by the APDC. The RFP states that the bid response should include a schedule and completion date for each work scope. At this time, it is anticipated that substantial completion will occur by the end of the 2026 calendar year.

17. The insurance requirements does not mention Builders Risk Insurance. Is Builders Risk Insurance required, If so is the Port Authority providing this insurance or does the contractor have to provide it?

Response: All required insurance to be held by the contractor is listed within the RFP. The APDC carries their own additional insurance policies separate and distinct from what is required from the contractor.

18. On drawing SP-01 on the plan view it shows an existing concrete bulkhead. The two 24" HDPE cross through where the concrete bulkhead is.

Questions regarding the existing concrete bulkhead:

- Do you have any information on the size of the bulkhead? (width/length/height)

Response: The concrete deadman is a proposed feature of the site to be constructed as part of this project to support and act as a counterweight for the inlet piping that is extending into the Hudson River. The dimensions are provided within the plans on Drawing SP-01 Note 3 and the detail drawing MD-01

- Can it be removed to install the two 24" HDPE pipes?
- **Response: See above it is a proposed feature.**
- If removed, does it need to be replaced in kind?
- **Response: N/A**

19. On drawing SP-01 is show installing three bollards at the proposed transformer pad that is not in this contract. Are bollards part of this contract?

Response: Yes, the bollards are included in this contract.

20. Question regarding power source for both the Wastewater Treatment Plant and the Fire Pump House. Will there be enough power available to commission and test both systems and or will we need to provide a generator for this?

Response: The current schedule shows the HV Substation being operational by May 11, 2026.

21. Recently we were approached by a contractor who inquired if our technology (nrPUR MBR – attached) could be added as an approved equal for Spec Section 460753 Packaged Wastewater Treatment Plant section – included in the file *APPENDIX B-2 RFP 202512 WWTP FIRE PUMP HOUSE JWD 101525 Technical Documents.pdf* and *Beacon Island Wastewater Treatment Plant.pdf*.

Our nrPUR Package MBR will meet and exceed the treatment requirements of the system. Our system is manufactured from Fiberglass Reinforced Plastic (FRP) and will provide greater longevity than the painted steel of the current specified plant.

Attached our proposed system. If this can be considered and if the flow/influent quality assumptions, we have listed are correct we can issue package quotation. The budgetary price for the unit attached is \$270,000.00 DAP Bethlehem NY.

Response: Please refer to the RFP page 11 #s 11 and 12. Please note that the APDC will consider alternates only if the following criteria are met:

- **NYS DEC Approval of equivalent system. (NYSDEC has pre-approved the system stated in the RFP)**
- **Engineer approval of equivalent system.**
- **APDC approval of equivalent system.**
- **Cost and Schedule Impacts.**
- **If NYSDEC has determined that the alternative system is not equivalent or acceptable for the permits issued, the bidder will be required to hold their bid price and schedule.**