



CITY OF BELL GARDENS

PUBLIC WORKS DEPARTMENT

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SOIL REMEDIATION PROJECT AT FORMER BERK OIL SITE

CIP NO. 3927

ADDENDUM NO. 3

June 6, 2024

This addendum is being issued for the **CONTRACT DOCUMENTS, PLANS, SPECIFICATIONS AND STANDARD DRAWINGS FOR THE SOIL REMEDIATION PROJECT AT THE FORMER BERL OIL SITE** (the “Bid Documents”).

Submit a bid with the full understanding and full consideration of this addendum.

The addendum is being issued to incorporate the following Questions and Answers (“Q&A”) into the Bid Documents:

RESPONSE TO REQUESTS FOR INFORMATION NO. 2

Bidders’ Questions have been grouped into the following categories.

1. Contracting and Schedule
2. Permitting and Access
3. General Sitework
4. Fencing
5. Concrete and Asphalt Removal
6. General Debris Removal and Demolition
7. Technical Specifications – General
8. Technical Specifications – Waste Management
9. Surveying

In some cases, similar questions receive one consolidated reply.

Answers are in blue.

1. Contracting and Schedule

- A. The Bell Garden’s Engineering Cost Estimate increased from \$3.1M to \$3.6M, but the base bid schedule quantities are basically the same, with a few Item Number quantities (B-2 and B-3) decreasing. Please provide an explanation for the overall estimate increase.

The bid form has been revised from the previous Plans and Specifications issued in March 2024. The previous bid item B.2 has been divided into items B.2 and B.3 to specify fence installation requirements. The previous Bid item B.5 has been divided into items B.5 and B.6. The quantity of concrete and asphalt to be removed has increased after further site investigation.

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 2 of 11

- B. Will the City provide a two-week extension due to the holiday weekend and ability to respond to RFI responses?

[The City will not be providing an extension.](#)

- C. Contractor requests confirmation that for this public works contract, the Contractor is required to conduct work in accordance with the CA Public Works Manual for apprentice requirements.

[Confirmed.](#)

- D. Contractor requests the applicable prevailing wage determinations for operators, laborers, on/off hauling to/from construction site (T&D drivers), truck drivers on the construction site (i.e., water truck drivers), and any other applicable wage determinations.

[All applicable wage determinations are on the DIR website.](#)

- E. The Contractor requests copy of section 9-3.2 for specification of retention from progress payments.

[The referenced section is from the Standard Specifications for Public Works Construction. Refer to page GP-3 for how to purchase this document.](#)

- F. Is the Contractor and its subcontractors required to have in-hand the City of Bell Gardens business license at time of bid-submittal, or prior to start of field work?

[Prior to the start of fieldwork.](#)

- G. Please confirm that the required agency permits will be issued by the Agency to the contractor at no cost to the contractor.

[Per Section 2-2 of the Special Provisions provided, "The AGENCY will issue the permits at no charge to the Contractor."](#)

- H. Can the performance window ("References" section on page C-6 of bid package) be expanded to 5 years, instead of the current 2 years, to allow for contractors to provide the most representative projects that are similar in scope and magnitude?

[Per Page C-6, the performance window is 5-years.](#)

- I. Will the truck drivers for the removal of impacted soil be required to be paid prevailing wage for the entire round trip or only while on site?

[Prevailing wage applies for the entire trip.](#)

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 3 of 11

- J. The Engineer's estimate from the previous bid to the current bid has increased by approximately \$400,000. What activities have changed to cause the increase in the Engineer's estimates costs?

Please see the explanation for A.

2. Permitting and Access

- A. Please confirm Union Pacific easement / boundary

The Contractor shall assume that the Union Pacific easement/boundary is 50-feet from the center of the track line on each side. Please note that the City will be acquiring the necessary permits for any work within the Right-of-Way.

- B. Does AQMD Rule 1166 apply to this site? Are VOCs expected to be present in the soil? If so, is there to be a site-specific Rule 1166 plan written? By whom?

Since VOCs are not expected to be encountered in shallow soil at this site, Rule 1166 is not applicable to this project.

- C. Does AQMD Rule 1466 apply to this site?

AQMD Rule 1466 includes lead and benzo[a]pyrene as "Applicable Toxic Air Contaminants" and so this rule applies.

3. General Sitework

- A. The Revised Draft Removal Action Work Plan (WSP, August 2023) Appendix B lists a total of approximately 5,276 CY (e.g., 9,497 tons at a 1.8 conversion listed in the table) of soil for excavation and T&D for this project. The RFP Base Bid Scheule lists a total of 14,508 tons of soil for excavation and T&D for this project. Please explain this discrepancy.

The quantity has changed due to the following:

- Review of soil data
- Rationalization and adjustment of sub-area boundaries
- Allowance for sloping of excavation sidewalls
- Contingency allowance for additional excavation after confirmation sampling, if required.

- B. Please confirm all three gates along Shull St will be allowed to be operational and use as entrance or exits.

For the purposes of the bid, assume that the westernmost and easternmost gates, only, are available.

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 4 of 11

- C. Please confirm there are no live wet or dry underground utilities on site. If so, please provide as-builts.

There are no known utilities on site. However, per the contract documents, "the Contractor shall be responsible to contact USA to mark all utilities and shall conduct utility investigations to protect all marked utilities in place. Any damaged utility line shall be repaired at the Contractor's sole expense."

- D. Please confirm voltage of overhead powerlines & provider along Shull St.

The voltage of the overhead power lines that are on-site or along the property boundary is 16 KV.

- E. Please confirm there are no BMP structures onsite. If so, please provide descriptions and locations of structures.

There are no known BMP structures onsite.

- F. Is city water service available on site?

There is no water source on site. However, there is a City hydrant near the northeast corner of the site. See Survey Drawing 2 of 4.

- G. Is live monitoring required for construction site video camera monitoring?

Yes. However, the system may include an AI component to alert live security staff. Note that the primary purpose of this system is to monitor for the entrance of intruders into excavations and onto stockpiles where hazardous materials may be present, and to alert the Bell Gardens Police Department. Contractor may use this system to monitor the security of its own equipment and materials as long as the primary purpose of security is not compromised.

- H. Is Contractor required to protect in place all the groundwater monitoring well casings above grade? Note: To what distance? If any are in the excavation areas, what then?

The Contractor is required to protect in place all the groundwater monitoring well boxes and above ground casing. But as necessary, Engineer will work with Contractor to modify above-ground casings in the way of excavation equipment. Currently, there is no well vault existing in the areas to be excavated, but depending on schedule some well casings may be installed near areas to be excavated. Engineer will work with Contractor to protect wells where practical or destroy well casing if necessary.

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 5 of 11

- I. Will trucking backfill onto the site at night be allowed?

Per the contract documents, the contractor's activities shall be confined to the hours between 7:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Prior consent of the Engineer will be required for work at night except in emergencies involving immediate hazard to persons or property.

- J. Is there an environmental consultant overseeing and directing the work? If not, who is directing and overseeing excavation activities, and how will excavation areas be marked?

The Engineer (WSP) will have staff oversee excavation activities. Excavation areas will be marked by the Contractor with coordinates provided by the Engineer.

- K. There are monitoring wells and vapor probes onsite – are these to be protected in place and left as-is?

See answer to H above.

- L. A power drop with meter was visually observed to exist at the northwest corner of the site. Is this available to the contractor to connect to the office trailer?

The owner of this power drop is unknown. Bidders should assume that the power drop is not available.

- M. When self-performing the total soil excavation take-off volumes, the total is about 2,000 BCY less than what bid item C.2 shows (8,060 BCY). Was there any over-excavation accounted for in the bid quantity? If confirmation samples fail and over-excavation will be required, how will those quantities be paid for? Over-excavation is a less efficient exercise that generally warrants its own unit rate.

The bid quantity includes an allowance for exaction side slopes and a contingency to account for additional excavation should confirmation samples fail. Any additional excavation and disposal will be paid for at the bid rates.

4. Fencing

- A. Please confirm all fencing to be installed onsite will be in accordance with Caltrans standards drawings A85, per drawing plans sheet 8, 12, 14.

Fencing on the western side of the site, adjacent or within the Caltrans right-of-way is to follow Caltrans standard drawing A85. Fencing at the southern side of the site, adjacent to the UPRR railroad is to be a semi-permanent post-driven fence, of a type to be proposed by the contractor and approved by the Engineer.

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 6 of 11

B. Will windscreen be allowed to be installed on the inside of the property?

Yes.

C. Please confirm if existing windscreen is not damaged it will not need to be removed.

If existing windscreen is in adequately good conditions, it is not necessary to replace it.

D. Will all gates functioning or not require windscreen?

Yes.

E. Please confirm the total LF of windscreen to be installed on the property.

Windscreen shall be installed on all new fencing, of which there is 950 linear feet. Note that to the extent that any new windscreen or repair of existing windscreen that is required to comply with AQMD Rule 1466, this shall be provided by the contractor at no additional cost to the City. Also see answer to J., below.

F. Is the block wall on the southeast corner within the property line?

Yes.

G. Per drawing plans sheet 8, along the Union Pacific RR it states (Remove existing fence and replace with 6' high chain link fence with windscreen.) Is the existing fencing in regard to the current 3' block wall?

Please see the updated drawings and notes. Sheet 8 no longer states "Remove existing fence and replace with 6' high chain link fence with windscreen." The new note states "Install 6-ft high chain link fence with windscreen." There is also a reference to note 2, which states that this is temporary fence, specified as post-driven chain link fence. The fence is to be installed north of the 3-foot block wall.

H. South fence line: a deteriorated pony wall, plus its footing, exist at the southeast corner of the property line and whose location conflicts with the new fence to be installed. If the pony wall is to be demolished, please provide a revised bid schedule with bid item for this removal. If the pony wall is to be protected in place, please provide a construction detail showing how the new fence is to be installed in conjunction with the pony wall.

Please see the answer to G.

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 7 of 11

- I. DWG C-1, South Fence Line: Note 2 describes this post-driven fence as a temporary fence. Does that mean the contractor needs to remove the fence at the end of the job? Or does it remain in place?

The fence is to remain in place at the end of construction.

- J. DWG C-1, North Fence Line: a note directs "ATTACH WINDSCREEN TO FENCING ABOVE WALL", but there is no bid item for attach windscreen only. The other bid items that mention windscreen are associated with installing new fence. Please revise bid schedule to include bid item for 250 LF of windscreen only.

See answer to E. Some of the existing windscreen along the north fence line may be in a suitable condition to comply with the requirements of AQMD Rule 1466. If it is not, then contractor shall replace it, with the cost included under the contractor's general costs to comply with the windscreen requirements in Rule 1466. Contractor shall bear the costs of all activities required to comply with the requirements of Rule 1466, unless explicitly separately quantified in the contract documents.

5. Concrete and Asphalt Removal

- A. Please confirm concrete to be removed and demolished is 27,300 SF and is only the three locations as described on the drawing plans per sheet 8.

Please see the updated drawing in Addendum no. 1 and refer to the bid schedule. There is 27,300 square feet of concrete to be removed in the locations shown on the drawings included in Addendum no. 1.

- B. Please confirm thickness of concrete to be removed and demolished.

Per the Bid Item Descriptions in Section 01 10 00 of the Technical Specifications, "site concrete is estimated to be 4 inches thick."

- C. Please confirm area of concrete to remain for treatment system will be 60' x 62'.

That is approximately correct.

- D. Please confirm quantity of existing site asphalt to be removed is 5,300 SF.

Per the bid schedule, the quantity of existing site asphalt to be removed is 5,300 square feet.

- E. Please share the locations of asphalt to be removed that equal up to 5,300 SF.

Please refer to the updated drawings in Addendum no. 1, specifically DWG C-1.

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 8 of 11

F. What is the thickness of the asphalt to be removed?

Per the Bid Item Descriptions in Section 01 10 00 of the Technical Specifications, "site asphalt is estimated to be 3 inches thick."

G. For bidding purposes, shall contractor assume asphalt areas are 2 inches thick in locations identified for removal?

Please see response to question F.

H. B.5 – Demolish concrete paving – is there an average thickness to be assumed for the base bid? Is there rebar expected to be encountered?

Please see response to question B. for thickness. To the best of Engineer's knowledge, rebar is not expected to be encountered in concrete.

I. B.6 – Demolish asphalt paving – is there an average thickness to be assumed for the base bid?

Please see response to question F.

6. General Debris Removal and Demolition

A. B.7 – Regarding clearing the site, the volume of green waste is presently growing – is there a volume that we should assume for a base bid?

No. Bidders are to determine quantity based on field visit.

7. Technical Specifications - General

A. Contractor requests confirmation that the Engineer (WSP) is responsible for all confirmation soil sample collection and analysis of the excavation limits.

Yes.

B. Is the Contractor responsible for having a Dust Control Supervisor (DCS) certified by the SQACMD to employ dust control measures and ensure compliance with Rules 403 and 1466)?

Yes. Per Part 3.3 of Section 01 57 19 of the Technical Specifications, "Contractor shall assign a Dust Control Supervisor (DCS) certified by the SCAQMD to employ dust control measures to ensure compliance with all applicable Rules (403 and 1466)."

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 9 of 11

- C. Confirm the Prime Contractor is to have a company-wide established lead monitoring program.

This is not necessary.

- D. Does import backfill need to be certified clean and/or follow DTSC backfill guidelines? If so, who is approving that? Is this to be detailed in the SMP?

Yes. Per Part 1.5D of Section 31 23 00 of the Technical Specifications, the Engineer will review and approve analytical results for import fill. Analytical results will be compared to the standards in the DTSC's Information Advisory, Clean Imported Fill Material Fact Sheet (dated October 2001).

- E. For the crushed material that is to be installed upon completion (3" thick), is there a specification as to the type of material?

Per the detail on DWG C-7, the material for gravel surfacing is to be 3/4" Crushed Gravel Rolled Smooth. The subgrade of the gravel is to be compacted to 90% relative compaction. The following grading may be assumed:

SIEVE SIZE	PERCENTAGE PASSING SIEVE
GRAVEL OR CRUSHED ROCK	
1 INCH	100
3/4 INCH	90-100
#4	35-65
#200	2-9

- F. Work Plans: spec 01 10 00, section 1.5.A shows one additional contractor required work plan (Waste Management Plan) that is not on the bid schedule. Which list of work plans is correct?

The list of work plans in the Bid Schedule is correct. The information that would be held in the 'Waste Management Plan' should be incorporated into the other required plans.

8. Waste Management

- A. Please confirm clean material can be stockpiled more than 400 cubic yards and higher than the perimeter fencing.

According to Rule 1466, fencing shall be at least 6 inches taller than the height of the tallest stockpile, and so stockpiles shall not exceed 5.5 feet and stockpiles shall not be more than 400 cubic yards of soil.

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 10 of 11

- B. Will there be any downtime after excavations and prior to backfill in order to accommodate any confirmation sampling? Is there to be any such sampling, who will do that work if it is to happen?

Per Part 3.14 of Section 31 23 00 of the Technical Specifications, "Confirmation sampling of excavation sidewalls and bottoms will be conducted by the Engineer. Contractor shall facilitate access to the sampling areas and account for sampling activities in their construction schedule. Based on the results of confirmation sampling, additional excavation may be required as directed by the Engineer." Engineer will direct the laboratory to analyze soil samples on a 24-hour turnaround basis.

- C. Solubility data of the soil is missing – is any additional testing for waste profiling the responsibility of the contractor?

Yes, per Part 3.3 of Section 01 74 19 of the Technical Specifications, "The excavation contractor will be responsible for ensuring that samples for waste profiling are collected and analyzed as per the requirements of the disposal facility."

- D. Is there an applicable waste diversion program and does diversion need to be tracked?

Not applicable since this is a soil remediation project. However, Contractor is encouraged to divert at least 65% of non-contaminated construction and demolition debris generated from construction activities.

9. Surveying

- A. B.8 – Surveying – is there a definition of that scope?

Please refer to Item B.8 in the Bid Item Descriptions included in Section 01 10 00 of the Technical Specifications.

Inform subcontractors and suppliers as necessary.

Sincerely,



Bernardo Iniguez
Director of Public Works/Facilities

Addendum No. 3
Contract Documents, Plans, Specifications and Standard Drawings for
the Soil Remediation Project at the Former Berk Oil Site
Page 11 of 11

The bidder shall individually identify and acknowledge receipt of this addendum by signing and enclosing a copy of this form in their bid submittal. Failure to do so may result in disqualification of their bid submittal.

Signature of Bidder

Date

Bidder Firm Name and Address