



Bid Documents – Addendum 2

August 28, 2025

MILL CREEK PROPERTY – UPLANDS SOILS REMEDIATION

Clarifications:

1. The Bid Opening Date is **Thursday, September 4, 2025 at 11:00 AM.**
2. The proposed site work will be done under Emergency Authorization with the NJDEP. As a result it is anticipated site work will need to be completed within 120 days from mobilization. The exact time period is pending NJDEP approval of the Emergency Authorization. If additional time is needed approval will be required from NJDEP.
3. Geotech Report prepared by Mueser Rutledge Consulting Engineers, dated August 15, 2024, has been included in the Hightail link (Attachment 21)
<https://spaces.hightail.com/space/reuOgLRnIH>
4. A revised Price Form is attached to this Addendum 2. All respondents must use this updated version when submitting their bid.
5. Please note that means and methods for dewatering are to be determined by the Contractor. Line Item # 4 on the Price Form as been revised to “Stabilization and Dewatering”.

The Contractor will be required to prepare and submit pre-construction submittals to the Owner, ECM and the Engineer, including a Sheeting & Shoring Plan (signed by a NJ Professional Engineer), if applicable.

6. Please note that a SIP Addendum was submitted to USEPA on 8/8/25. Refer to Attachment 20 – 30 Day Notice of Self-Implementing PCB Remediation Addendum, Mill Creek Site – Uplands, which has been added to the Hightail link: <https://spaces.hightail.com/space/reuOgLRnIH>
7. Treatment Works Approval (Attachment 22) issued 8/05/25 is included as part of this addendum. The hightail link with the approval is provided:
<https://spaces.hightail.com/space/reuOgLRnIH>
8. Individual NJPDES/DSW General Permit Authorization (GPA) under the Category BGR Master General Remediation Clean-Up Permit (Attachment 23) issued 8/26/25 is also included as part of this addendum. The hightail link with the approval is provided:
<https://spaces.hightail.com/space/reuOgLRnIH>

Questions received by the JCRA and JCRA responses:

Question 1: Will the Uplands Remediation of the Mill Creek Property, soil disposal, be exempt from Hudson County Waste flow regulations?

Response 1: Per section 1 “Instruction to Bidders”, Subsection 13 “Codes, Ordinances, and Regulations”, the Contractor shall be responsible for adhering to all rules and regulations for the implementation of the scope of work.

Question 2: I believe when Addendum #1 was issued, there was a mention of Addendum #2 coming out. Is that going to happen?

Response 2: Addendum #2 will be posted by Thursday August 28th, with a Bid Opening Date set for Thursday, September 4, 2025 at 11:00 AM.

Question 3: The new bid date scheduled for September 4, 2025 kept the original time of 11:00 AM?

Response 3: Yes.

Question 4: The two link referenced in Addendum 1 are the only changes in the big as well as pages 8-13.

Response 4: If the question being posed is confirmation of the changes presented in Addendum 1, please refer back to Addendum 1. Additional changes are noted within this Addendum 2.

Question 5: If there are specific disposal protocols, bid timelines, or coordination requirements with Argent or other stakeholders, I’d appreciate any guidance you can share.

Response 5: Refer to the bid documents for bid timelines. Refer to the technical bid specification for specific disposal protocols and coordination requirements.

Question 6: Please provide the restoration/landscape details for AOC B-4.

Response 6: Restoration will be consistent with the other excavations close to the SHWL – perennial/ground cover/ornamental grass mass.

Question 7: Please provide specifications for the demarcation geotextile.

Response 7: Any filter fabric that can act as a visual demarcation is acceptable.

Question 8: Please provide the construction detail drawings for the new gate/fence.

Response 8: There is no new update to the gate/fence from Addendum 1. Refer to Attachment 19 – Chain Link Fence and Gates, which has been added to the Hightail link:

<https://spaces.hightail.com/space/reuOgLRnIH>

Question 9: Please clarify revised bid form page 11, “Alternate Bid Item # 3 – EPH Impacted Soil Removal, Transportation and Disposal:” Should say “Alternate Bid Item # 3 - Demarcation Fabric – Material, Labor and Equipment ”?

Response 9: See attached updated Price Form.

All other terms and conditions of the solicitation remain as is.

BASE BID
MILL CREEK PROPERTY – UPLAND SOILS REMEDIATION

Please provide the following breakdown of your bid:

	Task	Quantity	Unit	Unit Rate	Price
1	General Conditions	1	LS	\$	\$
2	Health and Safety Plan	1	LS	\$	\$
3	Soil Erosion and Sediment Control Plan Implementation	1	LS	\$	\$
4	Stabilization and Dewatering	1	LS	\$	\$
5	Dewatering/Groundwater Treatment, Discharge & Reporting	1	LS	\$	\$
6	PCB Impacted Soil Removal, Transportation, and Disposal (>50mg/kg)	2200	Tons	\$	\$
7	Concrete Disposal	40	Tons	\$	\$
8	Backfill with Certified Clean Fill	2200	Tons	\$	\$
9	Topsoil /Landscape Plantings	1	LS	\$	\$
10	Perimeter Fence (6 ft high)	549	LF	\$	\$
11	Gate (double swing, vehicle access)	1	Ea.	\$	\$
12	Public Notification Signage	1	Ea.	\$	\$
13	Demobilization/Site Restoration	1	LS	\$	\$
14	Well Abandonment (2)	2	Ea.	\$	\$
15	As-built Survey	1	LS	\$	\$
Base Bid Total (Task 1 -15):					\$
Contingency (20% of Base Bid Total):					\$
Total Base Bid + Contingency:					\$

CONTRACTOR: _____

Proposal: The undersigned Bidder submits to Jersey City Redevelopment Agency (JCRA) its Proposal for furnishing all materials not furnished by JCRA, all supervision, labor, construction tools and necessary equipment to perform all work and services necessary for, and reasonably incidental to, the proper completion of all the items of Work in accordance with the provisions, terms and conditions of/and as shown, described and contained in this Bid Specification including all attached supporting documentation.

Base Bid + Contingency:

\$ _____
(write in total bid amount in figures)

(write in total bid amount in words)

1. Number of calendar days required to mobilize after award of contract: _____
Number of calendar days after mobilization to start actual work at jobsite: _____
Number of calendar days estimated for completion: _____ (attach proposed schedule)
2. Bidder will operate with:
a. Union Labor _____ b. Non-Union Labor _____ c. Both _____
3. JCRA reserves the right to reject any or all bids.

CONTRACTOR: _____

I. ALTERNATE BIDS - EPH Impacted Soil Removal, Transportation, and Disposal

Including Contract Drawings and Specifications, as well as applicable Bid Specification documents referenced therein; furnish all materials, all supervision, labor, construction tools and necessary equipment to perform all work and services necessary for, and reasonably incidental to, the proper completion of all the items of Work in accordance with the provisions, terms and conditions of/and as shown, described and contained in this Bid Specification including all attached supporting documentation.

Alternative 1A: EPH Impacted Soil Removal, Transportation, and Disposal	1000	Tons	\$	\$
Alternative 1B: Backfill of EPH Excavations	1000	Tons	\$	\$
Alternative 1C: Site Restoration/Planting of EPH Excavation Areas	1	LS	\$	\$
Total Alternative 1				\$

Alternate Bid #01 – EPH Impacted Soil Removal, Transportation, and Disposal:

\$ _____
(write in total bid amount in figures)

(write in total bid amount in words)

II. ALTERNATE BIDS – Excavation and Restoration of Area B4: PCB Impacted Soil, Including Soil Removal, Transportation, and Disposal

Including Contract Drawings and Specifications, as well as applicable Bid Specification documents referenced therein; furnish all materials, all supervision, labor, construction tools and necessary equipment to perform all work and services necessary for, and reasonably incidental to, the proper completion of all the items of Work in accordance with the provisions, terms and conditions of/and as shown, described and contained in this Bid Specification including all attached supporting documentation, and Addendum 1.

Alternative 2A: Area B4, PCB Impacted Soil Removal, Transportation, and Disposal (including groundwater management)	440	Tons	\$	\$
Alternative 2B: Backfill of B4 Excavation	440	Tons	\$	\$
Alternative 2C: Site Restoration/Planting of B4 Excavation Area	1	LS	\$	\$
Total Alternative 2				\$

Alternate Bid #02 – Excavation and Restoration of Area B4: PCB Impacted Soil, Including Soil Removal, Transportation, and Disposal

\$ _____
(write in total bid amount in figures)

(write in total bid amount in words)

III. ALTERNATE BIDS – Demarcation Fabric

Including Contract Drawings and Specifications, as well as applicable Bid Specification documents referenced therein; furnish all materials, all supervision, labor, construction tools and necessary equipment to perform all work and services necessary for, and reasonably incidental to, the proper completion of all the items of Work in accordance with the provisions, terms and conditions of/and as shown, described and contained in this Bid Specification including all attached supporting documentation and Addendum 1.

Prior to backfilling activities, a geotextile fabric material to serve as demarcation of impacted media shall be installed at the base of the excavation and at the transition between the overburden material placed as backfill and certified clean fill placed on the site. BABA requirements will apply for this item.

Alternative 3: Demarcation Fabric	SF	15,000	\$	\$
Total Alternative 3				\$

Alternate Bid #03 – Demarcation Fabric:

\$ _____
(write in total bid amount in figures)

(write in total bid amount in words)

IV. UNIT PRICING – For Additions and Deductions Purposes

- a. Provide and Install Steel Sheet Piling (S.O.E.) \$ _____/s.f.
 - b. Excavation, Loading & Disposal of PCB Impacted Soil (>50 mg/kg) \$ _____/ton
 - c. Excavation, Loading & Disposal of non-hazardous/petroleum contaminated Soil \$ _____/ton
 - d. Provision, Placement and Compaction of Clean Common Fill \$ _____/ton
 - e. Provision, Placement and Compaction of ¾" Clean Stone \$ _____/ton
 - f. Provision, Placement and Compaction of Clean Top Soil \$ _____/ton
 - g. Provision and Placement of Perimeter Fence to Supplement Existing \$ _____/lf
 - h. Collect/Store of groundwater \$ _____/gal.
1. In submitting this Bid, the Bidder understands that the right is reserved by the Agency to reject any and all Bids. If written notice of the acceptance of this Bid is mailed, telegraphed, or delivered to the undersigned within thirty (30) days after the opening hereof, or at any time thereafter before this Bid is withdrawn, the undersigned agrees to execute and deliver a Contract in the prescribed form and furnish the required bond within five (5) working days after the Contract is presented to the Bidder for signature.
 2. A Bid Guaranty in the sum of ten (10%) percent of the Bid in _____ Dollars (\$ _____), but in no case to exceed \$20,000, is submitted herewith in accordance with the INSTRUCTION TO BIDDERS.
 3. Attached hereto is an affidavit in proof that the undersigned has not colluded with any person in respect to this Bid or any other Bid for the Contract for which this Bid is submitted.
 4. The Bidder is prepared to submit a financial and experience statement upon request.
 5. The Bidder certifies that the Bidder does not maintain or provide for its employees any segregated facilities at any of his establishments, and that the Bidder does not permit its employees to perform their services at any location, under the Bidder's control, where segregated facilities are maintained. The Bidder certifies further that the Bidder will not maintain or provide for the Bidder's employees any segregated facilities at any of the Bidder's establishments, and that the Bidder will not permit the Bidder's employees to perform their services at any location under the Bidder's control where segregated facilities are maintained. The Bidder agrees that a breach of this certification will be in violation of the Equal Opportunity clause in any Contract resulting from the acceptance of this Bid. As used in this certification, the term "segregated facilities" means any waiting rooms; work areas, rest rooms, and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided employees which are segregated by explicit directive or are in face segregated on the basis of race, color, religion or natural origin (except where he has obtained identical certifications from proposed subcontractors for specific time periods). The Bidder will obtain identical certifications from proposed subcontractors prior to the award of subcontracts

exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity Clause, and that it will retain such certification in the Bidder's files.

6. Choice of Retainage: If the Total Price Bid for the Contract Work exceeds \$100,000.00, the undersigned elects the following option for retainage in accordance with the General Conditions pursuant to N.J.S.A. 40A:11-16.1 to N.J.S.A. 40A:11-16.4:

(check one only)

_____ 2% Cash from each payment

_____ 2% of Contact amount deposited registered book bonds, entry municipal bonds, State bonds or other appropriate bonds of the State of New Jersey pursuant to P.L.1979, c.152 (C.40A:11-16.1).

7. The subcontractors to be used for any portions of the work are identified as required by N.J.S.A. 40A:11-16 on the Identification of Subcontractors attached hereto.
8. Attached hereto is the Statement of Ownership which identifies the principals of the Bidder who own 10% or more of the interest of the Bidder entity pursuant to N.J.S.A. 52:25-24.2.
9. The Bidder agrees that only manufactured and farm products of the United States of America, whenever available, will be used in accordance with N.J.S.A. 40A:11-18, and/or to comply with, and is responsible for assuring the requirements are met of, the Buy American provisions of Section 1605 of the American Recovery and Reinvestment Act of 2009 (Recovery Act; Pub. L. 111-5), as applicable.
10. The Bidder acknowledges that should it be awarded the Contract, all disputes arising under the Contract shall be submitted to a process of resolution pursuant to alternative dispute resolution practices in accordance with N.J.S.A. 40A:11-50.

Name of Bidder

By: _____
Signature of Authorized Representative

(Print Name)

Title/Position of Signatory

Date

Bidder's Federal Identification Number