



Addendum No. 2

October 20, 2025

PROJECT: BUILDING DEMOLITION AND SITE CLEARANCE AT PARKVIEW TOWER

TO: ALL CONTRACTORS SUBMITTING PROPOSALS FOR THE ABOVE PROJECT

The following responses are provided for questions from bidders concerning the RFP and project.

Item #1 – As part of the demolition RFP, contractors shall provide the total cost for full abatement of all asbestos-containing material that is deemed friable or made friable as a result of mechanical and/or other demolition procedures. For purposes of the RFP, friable materials per the NESHAP report include ceiling texture within the residential units and mud fitting insulation (TSI).

Item #2 – Attached to this addendum is a copy of the sign-in sheets from the pre-bid meeting.

Item #3 – The chart below reflects the unconfirmed unit square footage for Parkview Tower. NAHA provides no certainty or warranty regarding the accuracy of these values or the quantities of asbestos-containing material within the building. As-built drawings are not available, and, therefore, it is not possible to provide more accurate estimates on quantities for the mud fitting insulation (TPI).

Bedroom Size	# of Units	Avg. Square Footage (Net)	Total Net Square Footage
Studio	24	374	8,976
One Bedroom	42	480	20,160
Two Bedroom	4	731	2,924
	70		32,060

Item #4 – The Generac generator located on the back of Parkview Tower, along with its associated interior panel equipment, including the switchgear, will be removed prior to the building's release to the contractor.

Item #5 – “Can you please confirm that all the asbestos identified in the report is still present in the building, and the contractor is responsible for asbestos abatement?”

NAHA Response – Yes, all asbestos-containing materials identified in the NESHAP report are still in place, and friable material or material that is rendered friable by demolition is to be properly abated and managed for disposal by the contractor.

Item #6 – “Do you have any As-built drawings for this project?”

NAHA Response – Unfortunately, given the age of the development, NAHA does not have any substantial as-built drawings to provide.

Item #7 – “According to specification 2.5, if material is salvaged and sold, 50% of the sales proceeds will be given to NAHA. Typically, this salvage credit is already reflected in our bid. Should we exclude the full credit from our bid?”

NAHA Response – Respondents are allowed to include salvage credits within their bid, but in their response, the inclusion of salvage credits must be in their bid but must be clearly called out, and they must provide the estimated amount of proceeds from recycling and salvaging.

Item #8 – “Could you please provide information on whether the building is supported by piles? If so, what type of piles are used, and how deep do they go? Additionally, to what extent do we need to remove these piles? Is it possible to abandon them in place?”

NAHA Response – It is unknown whether the building is supported by piles or caissons under the slab foundation due to the lack of existing as-built drawings. Respondents should assume there are piles or columns in place. NAHA will not require removal beyond the basement, crawl space pit, and the bottom floor slab foundation.

Item #9 – “Are we responsible for removing the parking lot or anything outside the building footprint? (If yes, please show in plans or a picture the extent of it, It looks like there are some retaining walls are belong to neighboring properties”

NAHA Response – Attached to this addendum is a revised aerial view clarifying site items for removal. The contractor will be responsible for removing all of the following within the site boundary identified in **RED**: Existing sidewalks surrounding the building, the driveway and turnaround at the back of the building, the entire parking lot, and the retaining wall along the perimeter of the property. The contractor will be responsible for cutting, removing, and capping all storm structures located within the parking lot.

Item #10 – “Can we use on-site materials to safely slope the building away from the neighboring properties, and if not, please provide clear instructions on the backfilling?”

NAHA Response – Contractors will not be allowed to retain any material, including concrete, for purposes of backfill.

For purposes of the RFP response, respondents should account for the total cost of backfilling and compaction of the building, sidewalk, parking lots, retaining wall, and storm structure footprints. Backfill material shall be structural fill that is clean, well-graded clay borrow material free of organics, debris, trash, or contamination. Place backfill in uniform horizontal lifts not exceeding 8 inches (loose thickness). Compact each lift to a minimum of 95% of maximum dry density per ASTM D1557. Grade all filled areas to provide positive drainage toward the site’s outer boundary (tree line). Finish grade shall be smooth and uniform with no ponding or low spots.

Topsoil grade shall be a minimum of 6 inches of clean, fertile topsoil suitable for planting and free of debris, rocks larger than 2 inches, and weeds. Seed and straw shall be applied uniformly throughout the site.

Item #11 – “The submission requirements include information and pictures for “all demolition projects in progress or completed over the past five years.” Some of the requested information is proprietary for some projects and we cannot include it with our bid. Would it be acceptable to only include the requested information and pictures for the three similar demolition projects that we use as references?”

NAHA Response – Respondents are permitted to provide only pictures or select information for up to three similar demolition projects as references. If providing a list of past projects, proprietary information can be omitted, as necessary. But understand that failure to display the scope and capacity of the respondent and/or its subcontractors could impact the review.

Item #12 – “Is it stating that full abatement shall be done prior to demolition, or controlled demolition?”

NAHA Response – We would like respondents to provide an estimate for pre-demolition abatement of the ceiling texture and mud-fitting insulation.

Item #13 – **NAHA will host a second site visit for respondents on Thursday, October 23, 2025, from 9:00 AM to 10:00 AM (EST).**

During this time, the building will be open with limited access to Floors 1–3 and the basement. This visit will allow respondents to view all three floor layouts. Please note that this will be the final opportunity for contractors to tour the building.

End of Addendum