



Addendum 02

Project: Frog Switch Redevelopment

Bid Package: Environmental Remediation & Demolition – Above Ground

Owner: REC FS, LLC

Date: 02/24/26

This Addendum is made part of the original Solicitation for Bids. Receipt of this Addendum shall be acknowledged by inserting its number and date in the space provided on the Bid Form.

This Addendum consists of one (1) page plus all attachments listed.

ATTACHMENTS

- 2.01** Bid Questions Log, as of 02/24/2026
- 2.02** Frog Switch Abatement – Foundry Sand

END OF ADDENDUM 02

SR Duffie BID QUESTIONS LOG

PROJECT: Frog Switch Redevelopment - Environmental Remediation & Demolition - Above Ground

BID QUESTION #	DATE RECEIVED	SUBMITTED BY (Contractor)	QUESTION	Response By	Name	RESPONSE	Addendum #	DATE OF REPLY
3	2/18/2026	Retro	Package 1 form asks for cost to dispose of 1500 tons sand. A) Who will gather and load this? B) Are there any hazardous materials in the sand	Construction Manager	Don Sokoloski	A) Phase 1, Contract 02 is responsible to gather, load, and dispose. B) See attached: 2.02 "Frog Switch Abatement - Foundry Sand"; 1.08 "Foundry Waste Certificate of Analysis, Dated April 9, 2021".	2	2/24/2026
4	2/18/2026	Retro	Please clarify what forms need to be submitted with the Bid Package	Construction Manager	Don Sokoloski	Bid Acknowledgment, Bidders Qualification, Non-collusion Affidavit, Bid Bond, Receipt of Addenda, Bid Form, Bid Breakdown	2	2/24/2026
5	2/18/2026	Beinke	I am ordering the bid bond -- 98% of the time a bid bond is 10% of the amount of the bid however, I do not see that stated anywhere in the document. Is it 10%?	Construction Manager	Don Sokoloski	Bid Bond to be 10% of the bid.	2	2/24/2026
6	2/20/2026	Kinsley	1) To confirm, the demolition of the buildings is only for vertical demolition. All foundations/footings to stay in tact? 2) Is any crushing needed for any concrete or material that is encountered during demolition? 3) Is the demolition or cutting and capping of the existing utilities included in this project? 4) Is site demolition of anything not within the buildings included in this project	Construction Manager	Don Sokoloski	1) Confirmed - demolition is vertical only, foundations/footings to remain. Slabs and Foundations to be removed in future Phase 2 - Bid Documents anticipated to be released in March. 2) All clean fill materials can be crushed to 3" minus and stockpiled on site - final location to be determined. Crushings may be used to fill pits. 3) Refer to Drawing FSU121625 "Facility Utilities" 4) Yes, all site items above Slab elevations are to be removed to existing grade.	2	2/24/2026
7	2/20/2026	Kinsley	5) Are any E&S measures needed for this project? 6) Could a measurement of payment be provided which describes the scope of work for the Site Restoration bid item? 7) Is the project awarded based on the total demolition or is it broken out by building so multiple contractors will be onsite at the same time? 8) Please confirm that the Owner is providing a close water source for dust control?	Construction Manager	Don Sokoloski	5) Contract 02 to install rock construction entrance at Gate 3/Shaefer Ave. to avoid offsite debris from leaving the site. E&S standards to be followed to maintain spoils from leaving this Project site. 6) Restoration is a level site at each building's Floor elevation. 7) It may be awarded by total bid, with the Owner's option to select several contractors, as stated in the bid documents. 8) Water is available on site in the locations noted on Drawing FSU121625 "Facility Utilities".	2	2/24/2026
8	2/20/2026	Kinsley	9) There seems to be a structure next to Maintenance Building #5 that is not shown being demolished. Please confirm if this structure is to be removed.	Construction Manager	Don Sokoloski	Yes, canopy structure adjacent to Building #5 is to be demolished.	2	2/24/2026
9	2/20/2026	Kinsley	10) Is there a noise ordinance in place? 11) What would be the work hours and days allowed for this project? 12) Are there any liquidated damages if work goes past the stated completion date? 13) Do any pit or trenches within the buildings need to be filled with structural fill?	Construction Manager	Don Sokoloski	10) Please refer to the Carlisle Borough Noise Control Article at https://ecode360.com/10681488 . 10) Carlisle Borough recognizes Nighttime as 9:00 PM to 7:00 AM. 10) 7:00 AM to 9:00 PM decibel limit: Residential=65; Commercial=75; Industrial&Institutional=80 11) Working hours will be 7:00 AM to 9:00 PM. 12) No liquidated damages. 13) Structural fill not required. ALL Pits left in a safe condition per OSHA to avoid person from falling into them; 3"minus clean fill crushings may be used to fill open pits so the site is left as a safe environment from falls and hazards.	2	2/24/2026
10	2/20/2026	Kinsley	14) Can any material be stockpiled onsite or does all debris/concrete/brick need to be hauled offsite? 15) Who will keep the scrap metal revenue? Owner or Contractor? 16) With Building 3 and 5 being used as temporary offices, when those are to be demolished will a trailer needed to provided for that duration?	Construction Manager	Don Sokoloski	14) All clean fill materials can be crushed to 3" minus and stockpiled on site - final location to be determined. Crushings may be used to fill pits. 15) All scrap is property of Demolition Contractor. 16) Trailer is each contractor's choice. 16) This is only suggested for a dry storage and temp office area as needed. Secondary reason is possibility that office may be saved for historical purposes.	2	2/24/2026
11	2/20/2026	Beinke	3. Are the unit prices intended to be used for additions AND deductions from the base bid values?	Construction	Don Sokoloski	Yes	2	2/24/2026
12	2/20/2026	Beinke	4. Who is expected to hire the 3 rd party air monitor for final air clearances and/or any perimeter air monitoring that may be required? The Owner or the Asbestos Contractor?	Construction Manager	Don Sokoloski	Environmental Remediation Contractor 01 will be responsible. This is not part of the allowance.	2	2/24/2026
13	2/20/2026	Beinke	5. There is no unit price for oil recovery. There are unknown quantities and types of oils in the transformers, machines and pits. The \$5,000 testing allowance is under the environmental contract. Who is responsible for oil testing and recovery?	Construction Manager	Don Sokoloski	Refer to Attachment C and F for transformer details. Assume gear oil in machines. The Owner will provide testing agency, allowance to cover this expense.	2	2/24/2026
14	2/20/2026	Beinke	6. Are we just expected to perform gross removal, i.e. pumping out the "unknown oily liquid" in the pits or are we going to have to manually clean the substrate afterwards? If so, what is the criteria for final acceptance of this work?	Construction Manager	Don Sokoloski	Only gross removal is expected in this Phase. For Bid value assume all rain water in pits can be pumped out to grade - Testing of water in pits will be tested by Owner testing agency under the allowance.	2	2/24/2026
15	2/20/2026	Beinke	7. What contaminant(s) are present in the, "1,500 Tons of Hazardous Sand"? Has a full TCLP analysis been conducted? Does the debris comingled with the sand also have to be disposed of as hazardous waste? What is the criteria for clearance / final acceptance of this cleanup work?	Construction Manager	Don Sokoloski	A) Phase 1, Contract 02 is responsible to gather, load, and dispose. B) See attached: 2.02 "Frog Switch Abatement - Foundry Sand"; 1.08 "Foundry Waste Certificate of Analysis, Dated April 9, 2021".	2	2/24/2026

16	2/20/2026	Beinke	8. Drawings FF2226 & MSCL32525 show some depths of the pits. Are these the depths of the foundations or the floors of the pits? Are we expected to clean out these pits as part of the hazardous sand removal process?	Construction Manager	Don Sokoloski	Depths indicated are the floor of the pits, Expectation is sand to be removed and ALL Pits left in a safe condition per OSHA to avoid person from falling into them; 3"minus clean fill crushings may be used to fill open pits so the site is left as a safe environment from falls and hazards.	2	2/24/2026
17	2/20/2026	Beinke	9. At the completion of demolition down to the slab, will guardrails need to be installed around the open pits or are they to be filled in with clean fill?	Construction Manager	Don Sokoloski	ALL Pits left in a safe condition per OSHA to avoid person from falling into them; 3"minus clean fill crushings may be used to fill open pits so the site is left as a safe environment from falls and hazards.	2	2/24/2026
18	2/20/2026	Beinke	10. On page 1 of the bid form for both prime contracts, the following language has been noted: <i>The Bid Price shall include fees, inspections, utility relocation/installation, deliveries, materials, equipment, installation, disposal and construction costs.</i> Please clearly define what utility relocations and installations are expected in each contract?	Construction Manager	Don Sokoloski	All utilities are to be cut and capped. Currently they have been disconnected to each building so that they are available if needed. Contractors may determine it is best to cut and cap at property entry location instead of at each separate structure. See drawing FSU121625 "Facility Utilities".	2	2/24/2026
19	2/20/2026	Beinke	11. There are several locations both inside and outside of the buildings where concrete structures exist above the slab level. Is the demolition contractor expected to remove these down to grade?	Construction Manager	Don Sokoloski	These structures are to be removed to slab, exterior grade level to not cause any earth disturbance.	2	2/24/2026
20	2/20/2026	Beinke	12. A large stockpile of chemicals and oils were seen inside the NW corner of the Foundry building. Please confirm that bidders are only responsible for the types and quantities of waste listed in the VIVA Hazardous Building Materials Survey dated October 9, 2025.	Construction Manager	Don Sokoloski	The referenced stockpile of chemicals and oils are to be removed by Frog Switch company. Only the hazardous materials noted in the VIVA report are to be removed by Contractor 01.	2	2/24/2026
21	2/20/2026	Beinke	13. The revised prime contractor 02 (demo) bid form issued in addendum 1 now asks for alternate pricing for the removal of ACM (ALT 02-033 through 02-08). Why are you asking for this from the demo contractor?	Construction Manager	Don Sokoloski	These are being asked of the Demo contractor if additional hazardous materials are found after the Contractor 01 has demobilized or can't return so the project isn't delayed.	2	2/24/2026
22	2/20/2026	High Ground	1. There does not seem to be a line item on the bid sheet that captures the Universal Waste Disposal requirement. What line item would you like this to be placed under?	Construction Manager	Don Sokoloski	The Universal Waste that is to be removed by Contractor 02 should be included in each building line item of the bid form.	2	2/24/2026
23	2/20/2026	High Ground	2. RFP notes the disposal of 1500 tons of hazardous sand. What is the sand hazardous with? Is there analytical data available? Or is it on the contractor to determine this? Pricing for hazardous material varies greatly depending on the contaminants.	Construction Manager	Don Sokoloski	A) Phase 1, Contract 02 is responsible to gather, load, and dispose. B) See attached: 2.02 "Frog Switch Abatement - Foundry Sand"; 1.08 "Foundry Waste Certificate of Analysis, Dated April 9, 2021".	2	2/24/2026
24	2/20/2026	High Ground	3. Does the 1500 tons of hazardous sand include the sand in the pits as well as on the floors?	Construction Manager	Don Sokoloski	The 1500 tons of sand is the estimate to be used in each bid as the quantity for the Foundry Building #1 not including the silos. All other sand quantities are noted in RFI #25 and not included in the 1500 tons noted.	2	2/24/2026
25	2/20/2026	High Ground	4. Are the silos on site empty?	Construction Manager	Don Sokoloski	Reference drawing FF2226 "Foundry Foundations" See response from Site Representative: Silos are not empty: 1. Green silo is empty. 2. White metal silo has estimated 120 tons of free virgin olivine sand. 3. Inside concrete silo has about 10 tons of free virgin olivine sand and unknown amount of no-bake sand as a sloped bottom. 4. Outside concrete silo has about 20 tons of free virgin olivine sand/green diamond sand (which is nickel slag) and unknown amount of no-bake sand as a sloped bottom. 5. Large tan dust collector might have a small amount of free virgin olivine sand dust, but it has 605 long cartridge filters still in it. 6. Small dust collector has some ferrous baghouse dust in it with 80 cartridge filters in it.	2	2/24/2026
26	2/20/2026	High Ground	5. Can all concrete, brick and CMU associated with the demo scope of work be crushed and stock piled on site? If so, is 3" minus acceptable size? Or does concrete, brick and CMU need to be disposed of off-site?	Construction Manager	Don Sokoloski	All clean fill materials can be crushed to 3" minus and stockpiled and/or used in open pits on site - final stockpile location to be determined.	2	2/24/2026
27	2/20/2026	LCDC	1. Please provide hazardous sand test results, TCLP so that we can properly get quotes for disposal	Construction Manager	Don Sokoloski	A) Phase 1, Contract 02 is responsible to gather, load, and dispose. B) See attached: 2.02 "Frog Switch Abatement - Foundry Sand"; 1.08 "Foundry Waste Certificate of Analysis, Dated April 9, 2021".	2	2/24/2026
28	2/20/2026	LCDC	2. Will sand have to be vacuumed or washed down?	Construction Manager	Don Sokoloski	Means and methods by Awarded Contractor	2	2/24/2026
29	2/20/2026	LCDC	3. Will water in pits have to be handled in any particular matter or can they be pumped out onto the surrounding grounds?	Construction Manager	Don Sokoloski	For Bid value assume all rain water in pits can be pumped out to grade - Testing of water in pits will be tested by Owner testing agency under the allowance.	2	2/24/2026
30	2/20/2026	LCDC	4. Do you have drawings of the various concrete/brick stack onsite? Drawings of the concrete silos?	Construction Manager	Don Sokoloski	No drawings are available. Silo locations can be found on FF2226 "Foundry Foundations"	2	2/24/2026
31	2/20/2026	LCDC	5. Will the testing allowance be used for the transformers oil and carcass PCB testing?	Construction Manager	Don Sokoloski	Yes, testing to be completed by Owners testing agency under the allowance.	2	2/24/2026
32	2/20/2026	LCDC	6. Can any concrete created during demolition be let onsite for future backfill or crushing?	Construction Manager	Don Sokoloski	All clean fill materials can be crushed to 3" minus and stockpiled and/or used in open pits on site - final stockpile location to be determined.	2	2/24/2026

Frog Switch Abatement – Foundry Sand

A Phase II Environmental Site Assessment (ESA) was conducted by the U.S. Department of Transportation's Volpe Center (Volpe), a USEPA contractor. The Phase II investigation was completed as a response to potential environmental concerns that were identified during a Phase I Environmental Site Assessment (ESA) completed by BL Companies in March/April 2025 on behalf of REC FS, LLC.

The Phase II ESA identified "contaminated foundry sand" covering the majority of the floor and other interior surfaces of the Foundry building. The foundry sand samples were composited from 23 to 30 subsamples randomly collected throughout each portion of the Foundry Complex. The subsamples were field-mixed inside of a stainless-steel mixing bowl that was decontaminated between samples. Samples FROG-SS-124(FLOOR) through FROG-SS-126(FLOOR) were collected as composite samples from foundry sand in the Foundry Complex machine room. Three composite samples were submitted for laboratory analysis.

Because redevelopment plans and future uses of the Site are still unknown, all analytical data were compared to PADEP Statewide Health Standard MSCs for both residential and non-residential scenarios that are provided in 25 Pa. Code Chapter 250, Administration of the Land Recycling Program. Detected concentrations were compared to both Direct Contact and Soil-to-Groundwater MSCs.

Samples of the foundry sand were found to be contaminated with manganese, cobalt, and iron at levels exceeding the Soil-to-Groundwater residential standard for a used aquifer. REC FS, LLC is in the process of establishing a non-used aquifer designation at the Frog Switch. When compared to MSCs for a non-used aquifer there are no exceedances of Soil-to-Groundwater standards for these contaminants. Only one composite sample of the foundry sand had an exceedance for cobalt when compared to the residential Direct Contact MSCs. (Please refer to the Volpe Phase II ESA data tables for exact concentrations of contaminants detected in the 3 composite samples.)

For abatement purposes, the foundry sand must be tested for TCLP waste characterization constituents to determine appropriate disposal methods and ultimate disposal location. The foundry sand has historically been disposed of by the Frog Switch Manufacturing Company as a non-hazardous waste at the Cumberland County landfill and the expectation is that the current foundry sand would be disposed of in a similar manner.