Addendum Number 1 to
Request for Bids
Sale of Wastewater System
Issued by the Township of Long Hill, New Jersey
on April 18, 2019

Addendum Number 1 Issued
May 13, 2019

Township of Long Hill, New Jersey
Request for Bids
Sale of Wastewater System
Addendum Number 1

Section 1: The attached Appendix 1 (Vendor Questions/Data Requests and Township Responses) contains written questions received regarding the RFB and requests for data received by the Township and the Township's responses to such questions/requests.

Section 2: Bidders should note that Addenda included in the Dropbox are from the 2017 Long Hill Township Bid Procurement and are included for ***informational purposes only***. Additionally, the NJPDES Surface Water Permit included as Attachment 1 in the Dropbox is outdated. The updated permit can now be found both in the Dropbox and at www.longhillnj.gov.

Section 3: Appendix G of the RFB, item "f." is hereby deleted and replaced with the following:

f. New Vernon PS Improvements

- Minor structural repairs

APPENDIX 1

VENDOR QUESTIONS / DATA REQUESTS AND TOWNSHIP RESPONSES

APPENDIX 1 to
ADDENDUM NO. 1
VENDOR QUESTIONS/DATA REQUESTS AND
TOWNSHIP RESPONSES

Note to Potential Bidders: Over the past two years, Township personnel with historical information regarding the sewer system have left the Township and recently the system has been operated and maintained by private water companies. Information provided herein is to the best of the Township's knowledge at this time.

Question 1: With the exception of the current sewer ban, is Long Hill Township under any other consent orders issued by the State of New Jersey?

Response: No.

Question 2: Can you provide additional information, historical or otherwise, on the asbestos and hydrocarbon compounds environmental cleanup at the WWTP that the LSRP is handling?

Response: See RFB Section 2.7 (Environmental Remediation).

The LSRP process prescribed under NJDEP regulations includes the preparation of a public participation report, a public hearing on such report and execution of an administrative consent order prior to actual site investigation work being undertaken. It is not anticipated that the Township will know whether, or the extent that, remediation work will be necessary for several months. As stated in the RFB, the Township will retain responsibility at its expense for any remediation work that may be necessary at the WWTP site and will work with the winning Bidder to structure a mutually acceptable arrangement to provide assurance that the Township will retain such responsibility.

Question 3: Please provide a list of assets that will be included in the sale of the wastewater system and on Exhibit A of the Purchase and Sale Agreement? Will the assets include any specialized vehicles and equipment currently used in support of WWTP and collection system operations (i.e. Vac Truck, sewer cameras, etc.)?

Response: See Sections 2.0 and 3.0 in the R&V Evaluation Report for a list of transferable assets. Vehicles identified in Appendix C of the R&V Evaluation Report will not be transferred to the Buyer.

Question 4: Please provide a word version of the Purchase and Sale Agreement.

Response: Bidders who have registered under Appendix D of the RFB have received a Word version of the Draft Agreement of Sale by e-mail.

Question 5: Section 1.2 of the RFB indicates: "Following the preparation of the R&V Evaluation Report, the Township has committed to undertake the capital improvements in Appendix G. A schedule setting forth the anticipated completion dates for such improvements is also provided in Appendix G." Is the Township committing to complete these improvements prior to sale?

Response: Yes.

Question 6: Can you advise how many seniors are currently enrolled in the senior citizen discount program?

Response: There are currently 625 seniors enrolled in the senior citizen discount program.

Question 7: How many well users is the Town billing for sewer service?

Response: There are 37 well users being billed for sewer service.

Question 8: Please provide 2018 annual quantity of WWTP headworks screening debris disposal.

Response: The 2018 quantity of WWTP headworks screening debris that was disposed was about 24 yards.

Question 9: Please provide 2018 annual quantity of WWTP sludge/biosolids disposal. Please also provide the average percent solids concentration of the WWTP sludge.

Response: The 2018 annual quantity of WWTP sludge/biosolids disposal was about 943,000 gallons. The average percent solids concentration of the WWTP sludge was 2.79%.

Question 10: What is the sludge classification (i.e. A, B, or C)?

Response: The liquid sludge is Category S3G.

Question 11: Please provide the type of WWTP chemicals used and the total annual volume of each for the 2018 operating year.

Response: Polymer was the main WWTP chemical used. Approximately 100 gallons of polymer were purchased in the 2018 operating year.

Question 12: Please provide the estimated number of sanitary sewer system overflows (SSO) that occurred in the collection system during 2018.

Response: No sanitary sewer system overflows took place in the collection system during 2018.

Question 13: Does the WWTP require 24/7 operator staffing? Please provide Long Hill Township's current WWTP and collection system staffing plan.

Response: The WWTP does not require 24/7 operator staffing, but an operator should be available on-call. According to the current private operator, three to four full-time employees are staffed Mondays through Fridays, and one full-time employee is staffed on Saturdays, Sundays and holidays.

Question 14: Does the WWTP have an operational SCADA system used to monitor WWTP operations during non-staffed shifts? Does SCADA monitoring extend to pumping stations?

Response: The WWTP does not have an operational SCADA system.

Question 15: What is the estimated percentage of inflow and infiltration (I&I) for the collection system in 2018?

Response: The percentage of I&I in the 2018 average flow was approximately 67%.

Question 16: Please provide a list of any other buildings or facilities that will convey with the transfer in addition to the WWTP and pump stations. What is the estimated acreage of the WWTP site and associated properties that will transfer?

Response: Only the eight pump stations and the WWTP (including the storage shed referenced in response to Question 24) will be conveyed to the Buyer. The estimated acreage to be transferred is yet to be determined.

Question 17: Is Long Hill Township aware of any pending or proposed future changes to discharge limitations related to the existing NJPDES discharge permit? If so, please provide a summary of the planned or future changes.

Response: No.

Question 18: How many times during the past year has the current treatment system been "bypassed" and why? We understand this is not an NOV and allowed by the permit.

Response: The current treatment system has been "bypassed" 23 times during the past year. The sand filters were bypassed because of high flow due to rain.

Question 19: Any lingering or pervasive customer issues?

Response: Customers are primarily concerned with the increased sewer rates and fees.

Question 20: Will any existing laboratory equipment and supplies transfer with the sale of the system?

Response: Yes. See Section 3.0.3 in the R&V Evaluation Report.

Question 21: Will any WWTP or collection system specific inventory (i.e. pipe, pumps, materials, etc.) transfer with the sale of the system?

Response: Yes, all of the WWTP or collection system specific inventory will be transferred to the Buyer.

Question 22: Please share maintenance records for major equipment for the last 2 years.

Response: Purchase orders and invoices regarding maintenance on major equipment from the 2017 and 2018 operating years are available on the Dropbox, accessible in accordance with Section 2.2 in the RFB.

Question 23: Please provide detail of improvements completed in the past 2 years.

Response: Only maintenance work has been completed as set forth in response to Question 22.

Question 24: Is there covered/uncovered space available within the properties for storage of vehicles, equipment and spare parts inventory?

Response: There is covered space—a storage shed—available on the properties for storage. Vehicles are parked outside.

Question 25: Please provide aerial or plan drawing showing areas of Long Hill Township for which sewer service needs to be extended.

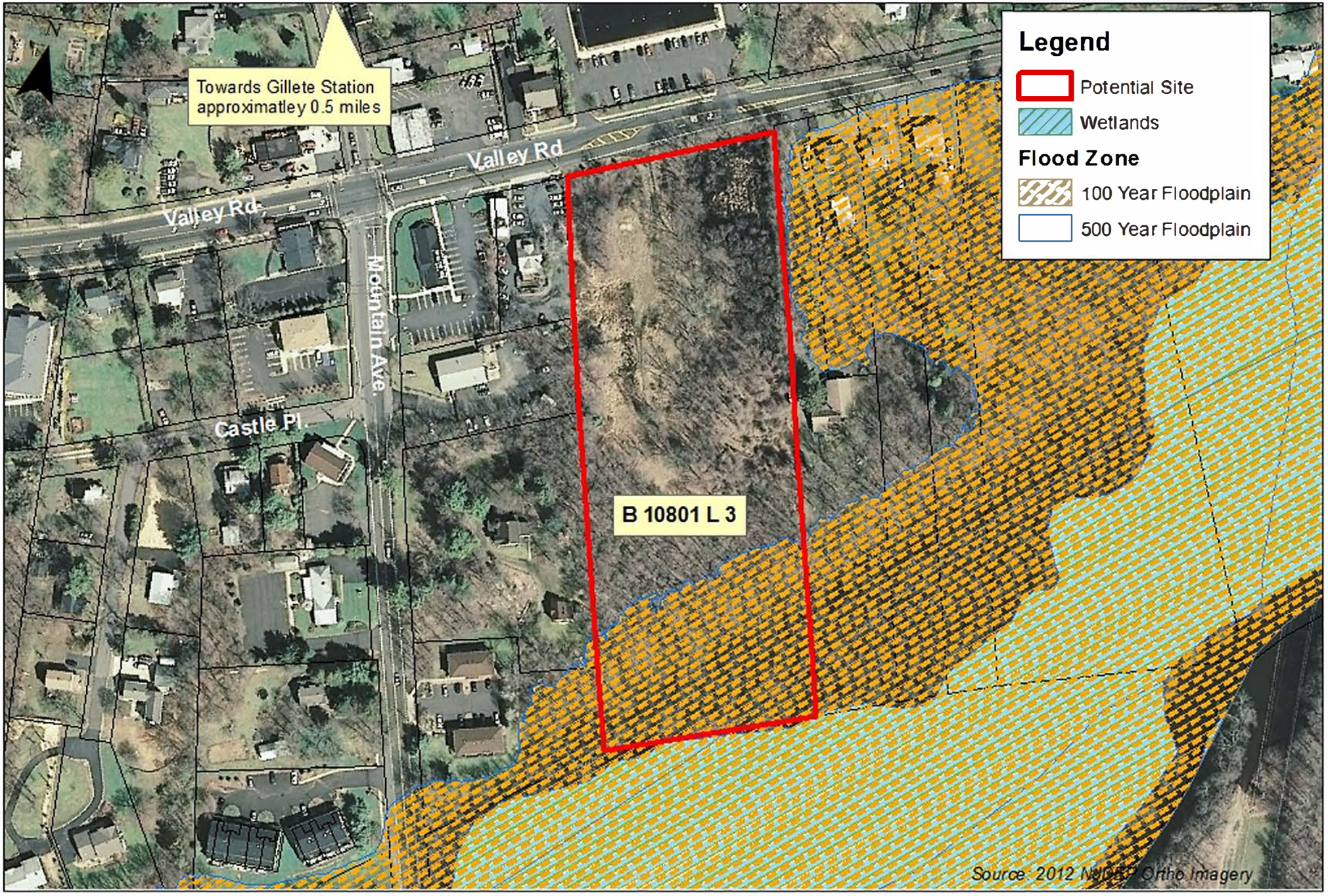
Response: Copies of such a plan drawing are available for potential Bidders to pick up at the Clerk's Office in the Municipal Building in Long Hill Township.

Question 26: Please provide aerial or plan drawing(s) showing proposed location(s) of affordable housing locations and other redevelopment areas associated with the 100,000 GPD and 30,000 GPD reserved flow request by the Township.

Response: Included as Attachment 1A (Long Hill Inclusionary Site Maps) and Attachment 1B (Valley Road Redevelopment Area Map) are aerials for both affordable housing sites and the Valley Road redevelopment.

ATTACHMENT 1A

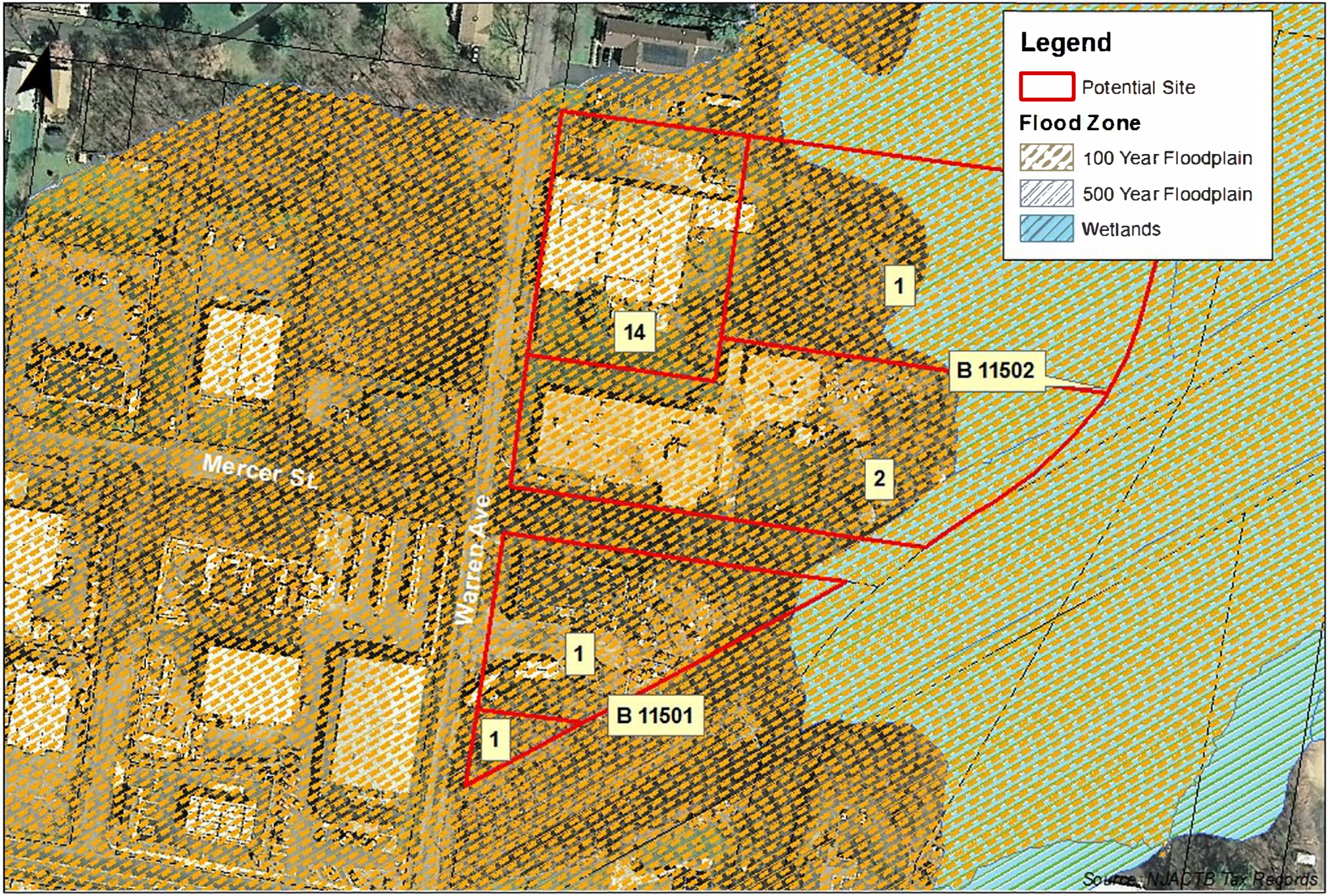
LONG HILL INCLUSIONARY SITE MAPS



B 10801 L 3
Gillette Office
Long Hill Township, Morris County

Prepared by: MA
Date: October 26, 2016

J Caldwell & ASSOCIATES LLC
PLANNING CONSULTING SERVICES



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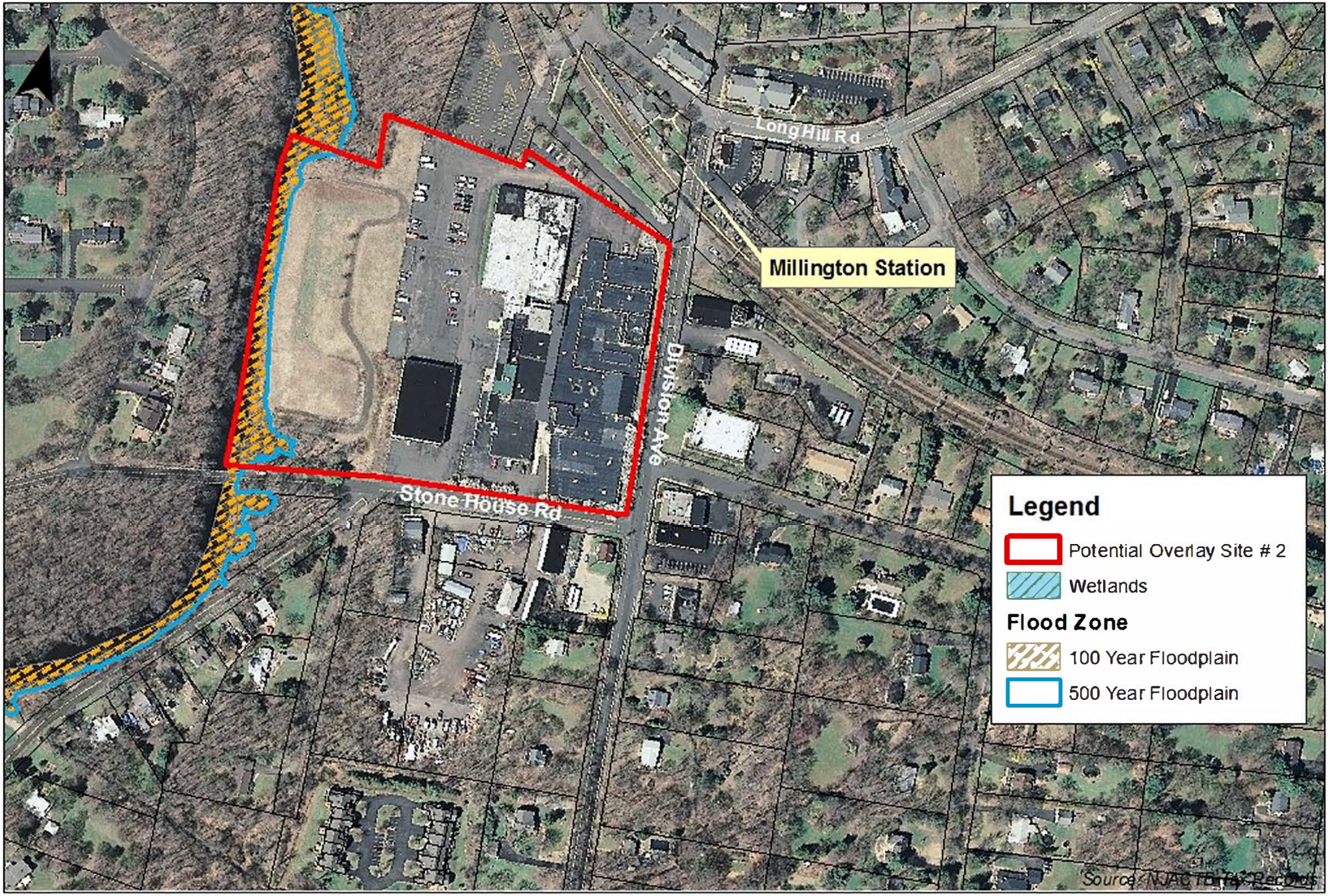
Warren Ave Industrial

Long Hill Township, Morris County

Prepared by: MA
Date: October 21, 2016

J Caldwell & ASSOCIATES LLC
PLANNING CONSULTING SERVICES



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TIFA

Long Hill Township, Morris County

Prepared by: MA
Date: October 21, 2016

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ATTACHMENT 1B

VALLEY ROAD REDEVELOPMENT AREA MAP

Valley Road Redevelopment Area

Township of Long Hill

Drawn: Mika

Scale: NTS

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