

Purchasing  
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100 E Normal  
Kirksville, MO 63501-4221

**TRUMAN STATE UNIVERSITY**  
*Honor • Celebrate • Pursue*

March 23, 2018

TO: ALL PROSPECTIVE CONTRACTORS

RE: Addendum No. 1  
Fair Apartments Asbestos Abatement and Demolition Project  
Project No. SP18-23

Addendum No. 1 is issued to provide prospective bidders a review of questions and responses from the pre-bid meeting and walk-thru on March 20, 2018. This addendum is applicable to work designated herein and shall be understood to be a part of and included as part of the bid documents.

One of the main changes being made is to allow the General Contractor/Prime to be either the Asbestos Abatement Contractor or the Demolition Contractor. I have also revised the bid form to include a separate line for the cost of Option 1 – Missouri Hall Asbestos Abatement. Please use this form in place of the one in the original bid document.

The following page contains a list of questions, responses and highlights. I have also included a list of all abatement and demolition contractors attending the meeting with their contact information. The blue prints referenced at the meeting have been posted on the Purchasing website at <http://www.truman.edu/businessoffice/purchasing/open-bids/>.

Responses are to be submitted as outlined by 2:00 PM Thursday, March 29, 2018. If you have questions regarding this packet of information, please give me a call directly to 660.785.4326 or send an email to [kmurphy@truman.edu](mailto:kmurphy@truman.edu). Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Kim Murphy'.

Kim Murphy, CPPO, CPPB  
Purchasing Supervisor

Review of document:

The following are summary statements from the pre-bid meeting. Please refer to the bid documents for specific information.

- The asbestos in the building is mainly in the flooring, pipe fittings and pipe insulation. Interior demolition will be required to get to the pipes and flooring. Flooring and walls have been placed over the top of the floor tile with asbestos mastic. Bathroom floors do not have asbestos.
- It will be the demolition contractor's responsibility remove all utilities back to the edge of the demolition and to cap off all water lines at manholes. Wires to be tied off and sealed. Steam valves are to be capped off at edge of demolition. Storm drains to be demolished only in the area a demolition.
- All sidewalks that are adjacent to the building are to be removed. Main pedestrian sidewalks and curbs are to remain. It is demolition contractor's responsibility to repair or replace if damaged in process of demolition.
- The light bollards will be removed by the University. It will be the demolition contractor's responsibility to tie off wiring.
- The University will remove the copper gutter and downspouts.
- Demolition contractor to have fence in place at beginning of project work.
- Abatement contractor will not need to board up open areas if fencing in place.

Question was asked during walk-thru on where to cut the ADA ramps – at the edge of the parking lot or at the back edge of the curb.

**Response: Cut the ADA ramps at the edge of the parking lot.**

Questions:

1. What is the reasoning behind mandating the asbestos abatement contractor be the prime/general contractor for this work? I don't remember this ever being an issue in the past with projects that have demolition and abatement on them. The cost of the demolition work will exceed that of the abatement work, so it is contradictory to have the abatement contractor as the GC/prime. We'd prefer to be the subcontractor to the demolition contractor, as has been the case over the past decade.

**RESPONSE: The University is allowing the option for either the Asbestos Abatement Contractor or the Demolition Contractor to be the GC/Prime.**

2. Our bonding company frowns upon us being the GC/prime contractor on a demolition/abatement contract.

**RESPONSE: See response to question No. 1**

3. The demolition completion date is 8/01/18. During the meeting, it was discussed that the University wanted the seed applied and growing prior to that date as well. Could you confirm what date the demolition needs to be completed by, allowing ample time for the grass to grow and to be signed off by the University.

RESPONSE: The building needs to be gone by August 1 and all seeding completed. The grass does not have to be fully established by 8/1/18.

4. Please confirm that all furnishings, etc. will be removed by others prior to this project commencing.

RESPONSE: FES told contractors that the Owner will only remove what they want. Karl has verified that the Demolition Contractor will be responsible for disposing all that is left in the building at the start of the work.

5. 012130, page 3 (and other pages) references VPIH/CIH and VA, which are terms relating to Veterans Affairs Hospital work and are not applicable to this project.

RESPONSE: Remove all references to VA – insert “owner”. Remove all references to VPIH/CIH – insert “environmental consultant”.

6. The negative air requirements identified on 015130, pages 1-3, are not applicable to this project. There is no MDNR requirement for negative air on floor tile, mastic, window caulking and/or mudded joint fitting removal (glovebag).

RESPONSE: See edited section – attached. Yes, we want all interior work needs to be in a negative pressure enclosure.

7. 028213, page 2, states that the “abatement contractor is to remove and dispose of all asbestos containing materials from the Fair Apartment Building utilizing full containment gross removal methods and wrap and cut methods.” Full containment methods are not required by MDNR for floor tile and mastic removal. The mudded joint fittings can either be glovebagged or wrapped and cut without a full enclosure.

RESPONSE: We are requiring critical barriers, splash guards, and a negative pressure enclosure. Poly on the walls will not be required.

8. Is it the University’s intent to have the abatement contractor follow the means and methods as outlined in the specification or perform the work according to local, federal and state asbestos regulations? Following the means and methods as outlined in the specification will result in the University experiencing additional costs with no benefit.

REPOSNE: Follow all means and methods with the exception of Section 01 51 30 revision and response to question number 6.

9. We feel the specs have been over-written which will probably double the cost of the abatement if we were to follow all of the items...which is how I will bid this job so as not to lose money. This is a demolition project, not a project which will be re-occupied. Below are examples of requirements that do not apply to this project:

- 01 51 26 - 1 E - has us covering all walls, floors and ceilings with plastic

RESPONSE: Critical barriers, splash guards and negative pressure will be required. Poly on walls, floors and ceilings will not be required.

- 01 51 30 - 1 - 4 HEPA filtered negative pressure with continuously manometer  
- not really required for this project

RESPONSE: This is required.

- 01 51 30 - 10 - we have to provide firestopping??

RESPONSE: See edited specification section.

- 01 51 30 - 13-14 - fire retardant poly???

RESPONSE: See edited specification section

- 01 51 30 - 17 More firestopping

RESPONSE: See edited specification section

- 01 51 62 - 3 minimum respirator a PAPR??

RESPONSE – DELETE item 3 in its entirety.

10. There are numerous VA references which do not apply to this project.

RESPONSE: Remove all references to VA – insert “owner”. Remove all references to VPIH/CIH – insert “environmental consultant”.

PROCUREMENT REQUIREMENTS

**00 41 13 – Bid Form**

TO: Truman State University  
100 East Normal Avenue  
Kirksville, MO 63501

**BID DUE: March 29, 2018, 2:00pm**

FROM: \_\_\_\_\_ (Contractor)

\_\_\_\_\_ (Address)

\_\_\_\_\_

Operating as (strike out conditions that do not apply) an Individual, a Corporation, organized and existing under the law of the State of \_\_\_\_\_, a Partnership, a Joint Venture consisting \_\_\_\_\_ of \_\_\_\_\_ the \_\_\_\_\_ firms of \_\_\_\_\_

\_\_\_\_\_.

**BASE BID PROPOSAL**

In response to your invitation to submit a proposal for the execution of all work described by the drawings and specifications titled:

ASBESTOS ABATEMENT AND DEMOLITION OF  
FAIR APARTMENTS

JOB NO.: SP18-23

Dated: March 29, 2018

and having examined the site where the Work is to be executed; and having become familiar with local conditions as they might in any way affect the cost and/or execution of the Work; and having carefully examined the aforesaid drawings, specifications, and other related documents and addenda thereto, the undersigned Bidder hereby proposes and agrees to provide all labor, materials, plant, equipment, transportation, and other facilities as necessary and/or required for the complete and satisfactory execution of the Work for which this proposal is submitted, for the lump-sum consideration as stated hereinafter:

Bidders must show bid amount in both words and figures. In case of discrepancy, amount shown in words shall govern.

**BASE PROPOSAL – Asbestos Abatement & Demolition**

PROCUREMENT REQUIREMENTS  
**00 41 13 – Bid Form**

Bidder agrees to perform all of the Work described in specifications and shown on drawings for the sum of:

\_\_\_\_\_ Dollars(\$\_\_\_\_\_).

\*Bidder has determined the asbestos abatement project will reach substantial completion by working \_\_\_\_\_ 8-hour shifts or 10 Hour Shifts. (Insert number of shifts and circle 8 or 10 hour)

OPTION 1 – Missouri Hall Asbestos Abatement

Bidder agrees to perform all of the Work described as Option 1 in Addendum No. 1 specifications and shown with included pictures for the sum of:

\_\_\_\_\_ Dollars(\$\_\_\_\_\_).

\*Bidder has determined the asbestos abatement project will reach substantial completion by working \_\_\_\_\_ 8-hour shifts or 10 Hour Shifts. (Insert number of shifts and circle 8 or 10 hour)

BID SECURITY

Bid Security (5%) is attached, without endorsement, in the sum of

\_\_\_\_\_ Dollars (\$\_\_\_\_\_).

The undersigned agrees that Bid Security may be retained by Owner until the Contract has been signed and required bonds have been made and delivered to the Owner.

ADDENDUM

The following addenda were received by the bidder:

Addendum # \_\_\_\_\_, Date of Receipt: \_\_\_\_\_  
Addendum # \_\_\_\_\_, Date of Receipt: \_\_\_\_\_  
Addendum # \_\_\_\_\_, Date of Receipt: \_\_\_\_\_

GENERAL STATEMENT

The undersigned has checked all of the figures contained in this proposal and further understands that Owner will not be responsible for any errors or omissions made therein by the undersigned.

The undersigned agrees to assist and cooperate with Owner in preparing the formal Contract, and shall execute same and return it to Owner along with surety bonds and insurance certificates, as may be required by the specifications and other Contract Documents, within 10 days following its receipt.

The undersigned further agrees to begin work on said Contract as soon as practicable after date of "Contract" or "Notice to Proceed," whichever is earlier; or, in any event, not later than 15 days from date of such notification, unless instructed otherwise in Instructions to Bidders. In case the undersigned fails or neglects to appear within the specified time to execute the Contract the undersigned will be considered as having abandoned it, and the Bid Security accompanying this proposal will be forfeited to Owner as liquidated damages for delay and loss caused to Owner by reason of such failure on the part of the undersigned.

It is understood that the right is reserved by Owner to reject any or all proposals, to waive all informalities in connection therewith, and to award a contract for any part of the Work or the Project as a whole. It is agreed that this proposal may not be withdrawn for a period of 60 days after it has been opened, without permission of the Owner.

The undersigned declares that the person(s) signing this proposal is/are fully authorized to sign on behalf of the named firm and to fully bind the named firm to all the conditions and provisions thereof.

It is agreed that no person(s) or company other than the firm listed below or as otherwise indicated hereinafter has any interest whatsoever in this proposal or the Contract that may be entered into as a result thereof, and that in all respects the proposal is legal and fair, submitted in good faith, without collusion or fraud.

It is agreed that the undersigned has complied or will comply with all requirements concerning licensing and with all other local, state, and national laws, and that no legal requirement has been or will be violated in making or accepting this proposal, in awarding the Contract to him, or in the prosecution of the Work required there under.

The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action

shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

The contractor will in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

**DRUG FREE WORKPLACE**

The Contractor by submitting its bid certifies that it will provide an alcohol and drug free workplace. Possession and/or use of alcohol or illegal drugs are prohibited on the Owner's campus. The Owner's published rules regarding this matter shall apply to **ALL** workers related to the particular project.

**PARKING REGULATIONS**

The successful Bidder agrees to comply with the Owner's published rules and regulations regarding vehicles and campus parking. All motor vehicles parked on the Owner's property must be identified with a properly displayed permit. Service vehicles are non-university vehicles which conduct university business or services on a regular basis. Loading and unloading zones are provided for the successful Bidder to use. It shall be further understood that driving on the Owner's sidewalks is not permitted. The successful Bidder will be responsible for their motorized vehicles and all violations identified to their vehicles. Any exigent circumstances are to be directed to the Department of Public Safety, Parking Services, 660.785.7400.

**CRIMINAL RECORDS CHECKS**

-will not be required for this project -

**BIDDER SIGNATURE**

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
(Name of Firm)

BY \_\_\_\_\_ L.S.

(SEAL - IF BIDDER  
IS A CORPORATION)



PROCUREMENT REQUIREMENTS  
**00 41 13 – Bid Form**

DIVISION 1 – GENERAL REQUIREMENTS  
**01 51 30 – NEGATIVE PRESSURE FILTRATION SYSTEM**

1. GENERAL

- 1.1 The Contractor shall provide enough HEPA negative air machines to effect > - 0.02" WCG pressure. The Competent Person shall determine the number of units needed for the regulated area by dividing the cubic feet in the regulated area by 15 and then dividing that result by the cubic feet per minute (CFM) for each unit to determine the number of units needed to effect > - 0.02" WCG pressure. Provide a standby unit in the event of machine failure and/or emergency in an adjacent area.
- 1.2 NIOSH has done extensive studies and has determined that negative air machines typically operate at ~50% efficiency. The contractor shall consider this in their determination of number of units needed to provide > - 0.02" WCG pressure. The contractor shall use double the number of machines, based on their calculations, or submit proof their machines operate at stated capacities, at a 2" pressure drop across the filters.

2. NEGATIVE AIR MACHINES (HEPA UNITS)

- 2.1 Negative Air Machine Cabinet: The cabinet shall be constructed of steel or other durable material capable of withstanding potential damage from rough handling and transportation. The width of the cabinet shall be less than 30" in order to fit in standard doorways. The cabinet must be factory sealed to prevent asbestos fibers from being released during use, transport, or maintenance. Any access to and replacement of filters shall be from the inlet end. The unit must be on casters or wheels.
- 2.2 Negative Air Machine Fan: The rating capacity of the fan must indicate the CFM under actual operating conditions. Manufacturer's typically use "free-air" (no resistance) conditions when rating fans. The fan must be a centrifugal type fan.
- 2.3 Negative Air Machine Final Filter: The final filter shall be a HEPA filter. The filter media must be completely sealed on all edges within a structurally rigid frame. The filter shall align with a continuous flexible gasket material in the negative air machine housing to form an air tight seal. Each HEPA filter shall be certified by the manufacturer to have an efficiency of not less than 99.97%. Each filter shall be marked with the name of the manufacturer, serial number, air flow rating, efficiency and resistance, and the direction of test air flow.
- 2.4 Negative Air Machine Pre-filters: The pre-filters, which protect the final HEPA filter by removing larger particles, are required to prolong the operating life of the HEPA filter. Two stages of pre-filtration are required. A first stage pre-filter shall be a low efficiency type for particles 10 µm or larger. A second stage pre-filter shall have a medium efficiency effective for particles down to 5 µm or larger. Pre-filters shall be installed either on or in the intake opening of the NAM and the second stage filter must be held in place with a special housing or clamps.
- 2.5 Negative Air Machine Instrumentation: Each unit must be equipped with a gauge to measure the pressure drop across the filters and to indicate when filters have become loaded and need to be changed. A table indicating the cfm for various pressure readings on the gauge shall be affixed near the gauge for reference or the reading shall indicate at what point the filters shall be changed, noting cfm delivery. The unit must have an elapsed time meter to show total hours of operation.

- 2.6 Negative Air Machine Safety and Warning Devices: An electrical/ mechanical lockout must be provided to prevent the fan from being operated without a HEPA filter. Units must be equipped with an automatic shutdown device to stop the fan in the event of a rupture in the HEPA filter or blockage in the discharge of the fan. Warning lights are required to indicate normal operation; too high a pressure drop across filters; or too low of a pressure drop across filters.
- 2.7 Negative Air Machine Electrical: All electrical components shall be approved by the National Electrical Manufacturer's Association (NEMA) and Underwriters Laboratories (UL). Each unit must be provided with overload protection and the motor, fan, fan housing, and cabinet must be grounded.
- 2.8 It is essential that replacement HEPA filters be tested using an "in-line" testing method, to ensure the seal around the periphery was not damaged during replacement. Damage to the outer HEPA filter seal could allow contaminated air to bypass the HEPA filter and be discharged to an inappropriate location. Contractor will provide written documentation of test results for negative air machine units with HEPA filters changed by the contractor or documentation when changed and tested by the contractor filters.

### 3. PRESSURE DIFFERENTIAL

- 3.1 The fully operational negative air system within the regulated area shall continuously maintain a pressure differential of -0.02" water column gauge. Before any disturbance of any asbestos material, this shall be demonstrated to the Environmental Consultant by use of a pressure differential meter/manometer as required by OSHA 29 CFR 1926.1101(e)(5)(i). The Competent Person shall be responsible for providing, maintaining, and documenting the negative pressure and air changes as required by OSHA and this specification.

### 4. MONITORING

- 4.1 The pressure differential shall be continuously monitored and recorded between the regulated area and the area outside the regulated area with a monitoring device that incorporates a strip chart recorder. The strip chart recorder shall become part of the project log and shall indicate at least -0.02" water column gauge for the duration of the project.

### 5. AUXILLIARY GENERATOR

NOT USED

### 6. SUPPLEMENTAL MAKE-UP AIR INLETS

- 6.1 Provide, as needed for proper air flow in the regulated area, in a location approved by the Environmental Consultant, openings in the plastic sheeting to allow outside air to flow into the regulated area. Auxiliary makeup air inlets must be located as far from the negative air machines as possible, off the floor near the ceiling, and away from the barriers that separate the regulated area from the occupied clean areas. Cover the inlets with weighted flaps which will seal in the event of failure of the negative pressure system.

### 7. TESTING THE SYSTEM

- 7.1 The negative pressure system must be tested before any ACM is disturbed in any way. After the regulated area has been completely prepared, the decontamination units set up, and the negative air machines installed, start the units up one at a time. Demonstrate and document the operation and testing of the negative pressure system to the Environmental Consultant using smoke tubes and a negative pressure gauge. Verification and documentation of adequate negative pressure differential across each barrier must be done at the start of each work shift.

## 8. DEMONSTRATION OF THE NEGATIVE PRESSURE FILTRATION SYSTEM

- 8.1 Start units before beginning any disturbance of ACM occurs. After work begins, the units shall run continuously, maintaining 4 actual air changes per hour at a negative pressure differential of -0.02" water column gauge, for the duration of the work until a final visual clearance and final air clearance has been successfully completed.
- 8.2 No negative air units shall be shut down at any time.
- 8.3 Pre-cleaning of ACM contaminated items shall be performed after the enclosure has been erected and negative pressure has been established in the work area. After items have been pre-cleaned and decontaminated, they may be removed from the work area for storage until the completion of abatement in the work area.
- 8.4 Abatement work shall begin at a location farthest from the units and proceed towards them. If an electric failure occurs, the Competent Person shall stop all abatement work and immediately begin wetting all exposed asbestos materials for the duration of the power outage. Abatement work shall not resume until power is restored and all units are operating properly again.
- 8.5 The negative air machines shall continue to run after all work is completed and until a final visual clearance and a final air clearance has been successfully completed for that regulated area.

## 9. DISMANTLING THE SYSTEM

- 9.1 After completion of the final visual and final air clearance has been obtained by the environmental consultant, the units may be shut down. The unit exterior surfaces shall have been completely decontaminated; pre-filters are not to be removed and the units inlet/outlet sealed with 2 layers of 6 mil poly immediately after shut down. No filter removal shall occur at the Environmental Consultant site following successful completion of site clearance. OSHA/EPA/DOT asbestos shall be attached to the units.

## 10. CONTAINMENT BARRIERS AND COVERINGS IN THE REGULATED AREA

Seal off the perimeter to the regulated area to completely isolate the regulated area from adjacent spaces. Should adjacent areas become contaminated as a result of the work, shall immediately stop work and clean up the contamination at no additional cost to the Owner.

## 11. PREPARATION PRIOR TO SEALING THE REGULATED AREA

- 11.1 Place all tools, scaffolding, materials and equipment needed for working in the

regulated area prior to erecting any plastic sheeting. Lock out and tag out any HVAC/electrical systems in the regulated area.

12. CONTROLLING ACCES TO THE REGULATED AREA

Access to the regulated area is allowed only through the personnel decontamination facility (PDF). All other means of access shall be eliminated and OSHA DANGER demarcation signs posted as required by OSHA.

13. CRITICAL BARRIERS

13.1 Completely separate any operations in the regulated area from adjacent areas using 2 layers of 6 mil poly and duct tape. Individually seal with 2 layers of 6 mil poly and duct tape all HVAC openings into the regulated area. Individually seal doors, windows, convectors, or any other openings in the regulated area. Heat must be shut off any objects covered with poly.

14. PRIMARY BARRIERS

NOT USED

15. SECONDARY BARRIERS

NOT USED

16. EXTENSION OF THE REGULATED AREA

16.1 If the enclosure of the regulated area is breached in any way that could allow contamination to occur, the affected area shall be included in the regulated area and constructed as per this section. Decontamination measures must be started immediately and continue until air monitoring indicates background levels are met.

17. FIRESTOPPING

NOT USED

END 01 51 30.

Project: Truman State University – Missouri Hall  
Phase: Asbestos Abatement  
Date: 03/23/2018  
Consultant: Farmer Environmental Services  
Contact: Brian Farmer, [brian@farmerenv.com](mailto:brian@farmerenv.com)

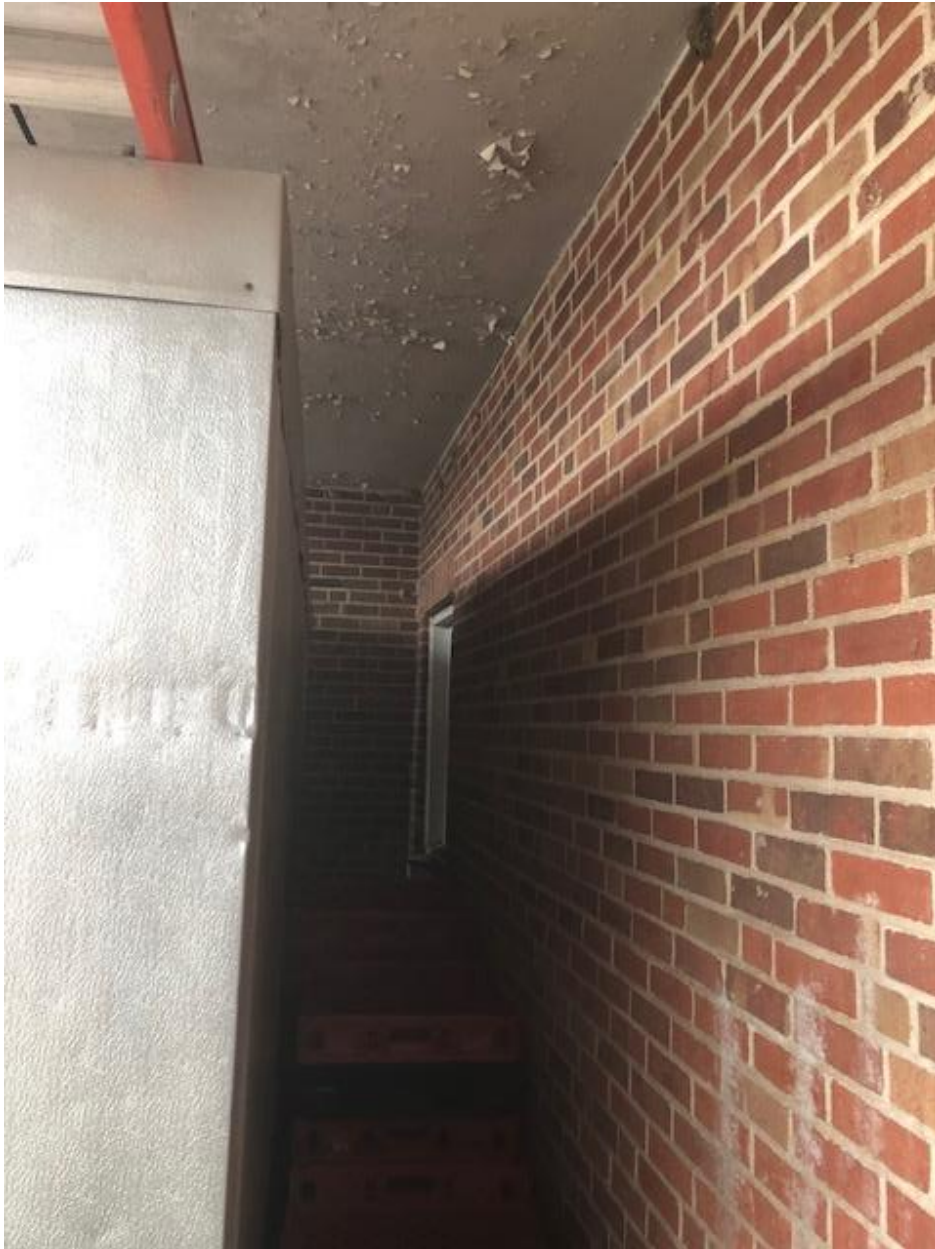
Project Scope of Work: Abatement Contractor will be responsible for the labor, materials, and disposal of one door and one window and all associated door and window caulking.

Asbestos Containing Materials: The window and door caulk are asbestos containing materials.

Phasing: Work can commence on or about May 14, 2018. Abatement Contractor is to coordinate with Fair Apartments Abatement project.

## Engineering Controls for Asbestos Abatement

1. Follow all MDNR, OSHA, and EPA Rules and Regulations.
2. Abatement Contractor is to build a hard barrier on the interior side of window and door opening. Use drop poly and demarcate the area with asbestos caution tape.
3. Remove door and window and all associated window and door caulk.
4. Dispose of all building materials as asbestos containing debris.



Window behind the cooler at Missouri Hall to be removed.



Door on Missouri Hall to be removed.