



Purchasing Division

ADDENDUM NO. 1

DATE: October 25, 2024
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Asbestos Abatement RFQ-5527-24-DD

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. **Question:** Can contractors bid only abatement for this project? Or are we required to bid asbestos abatement and demolition together?
Answer: Bid asbestos abatement only. Demolition is a separate procurement.
2. **Question:** Will the City be issuing a solicitation for the demolition of these structures? If so when?
Answer: Yes, early 2025.
3. **Question:** Will water and power be made available to abatement contractors and ready for use, prior to the project start?
Answer: Power is still on at both locations. Water is not available at either location.
4. **Question:** If abatement contractors are to bid in electric and water, will it be possible to expedite access to temporary power at the project site?
Answer: Power is available. Water is not available.
5. **Question:** For the trace asbestos materials, will a final air clearance be required after work is completed? We are asking, because this would not be a state requirement, and costs could be saved if this is not required.
Answer: No, a final air clearance is not required for trace asbestos materials.
6. **Question:** For the interior plaster, is any of the plaster located on concrete or brick? If so, can you please provide quantities of how much is located on each of these substrates?
Answer: Substrate surfaces are not fully known prior to removal of top layers. Bidders are to use available information, including inspection reports and the non-mandatory pre-bid site visit, to estimate substrate quantities.
7. **Question:** Is there any mastic located on wood or concrete? If so, how much mastic is located on each of these substrates?
Answer: Yes, mastic is present on either wood or concrete. However, substrate surfaces are not fully known prior to removal of top layers. Bidders are to use available information, including inspection reports and the non-mandatory pre-bid site visit, to estimate substrate quantities.

8. **Question:** Can trace asbestos containing material be left in place during demolition for contractors who qualify to remove trace with demo, or is this contract requiring removal of all trace materials prior to beginning demolition?
Answer: Trace asbestos materials are to be removed during asbestos abatement. The goal is to separate asbestos abatement, including trace materials, from the demolition phase.
9. **Question:** Can an Add Alternate be added to the bid sheet for the Asbestos Contractor to remove the trace asbestos?
Answer: Trace materials are to be included with asbestos abatement bid. An add alternate for trace materials will not be available.
10. **Question:** Is an Air Monitoring Specialist (AMS) required for exposure monitoring, or can qualified general abatement contractors (GACs) employing a competent person complete their own OSHA exposure monitoring?
Answer: An Air Monitoring Specialist (AMS) is not required, provided the General Abatement Contractor (GAC) employs a competent person to monitor exposure per OSHA regulations.
11. **Question:** Which structure needs to be abated first?
Answer: Either location may be first, the order does not matter.
12. **Question:** Is a bid bond required for this project?
Answer: If the total bid is \$50,000 or more, a bid bond will be required to be submitted with the bid. Subsequent payment and performance bonds will be required of the successful bidder following award.
13. **Question:** Will the City of Grand Junction be responsible for a 3rd party inspector for final air clearance, or will this be the responsibility of the GAC?
Answer: The City of Grand Junction will be responsible for the 3rd party inspection(s) for final air clearance.
14. **Question:** Can the non-regulated material such as mastic stay in the building as demolition?
Answer: No, all asbestos containing materials must be removed prior to demolition.
15. **Question:** Will fencing and security be provided?
Answer: No, the contractor will need to arrange security for the job site.
16. **Question:** Will the Demolition contractor be handling the Regulated Building Materials for each site?
Answer: No, the asbestos containing materials and trace materials are to be legally disposed of prior to demolition.
17. **Question:** For 25 Road facility: Interior Plaster Upper & Lower, is that placed on a drywall or a CMU substrate?
Answer: Substrate surfaces are not fully known prior to removal of top layers. Bidders are to use available information, including inspection reports and the non-mandatory pre-bid site visit, to learn of substrate conditions.
18. **Question:** For Patterson Road facility: TRACE Plaster-Can this material remain for Demolition, and if not is plaster place on a Drywall or CMU substrate?
Answer: No, trace asbestos materials are to be removed during asbestos abatement. Substrate surfaces are not fully known prior to removal of top layers. Bidders are to use available information, including inspection reports and the non-mandatory pre-bid site visit, to learn of substrate conditions.
19. **Question:** Will there be any personal contents onsite that we need to move or dispose of?

Answer: The following contents will be removed by the City prior to asbestos abatement. 2844 Patterson Rd: Stored boxes, furniture and small items. 649 25 Rd: refrigerator and stove.

20. Question: Will hazardous waste be added to the abatement scope of work?

Answer: Disposal of the mercury light bulbs at 2844 Patterson Rd are not part of the abatement scope of work.

21. Question: Who will pay for the Independent Environmental Firm to perform a visual inspection of work area and take final air samples?

Answer: The City of Grand Junction will be responsible for the 3rd party inspection(s) for final air clearance, including paying for said services.

22. Question: Is 2844 Patterson Rd on septic or City sewer?

Answer: 2844 Patterson Rd is on City sewer.

The original solicitation for the project noted above is amended as noted. All other conditions of the subject remain the same.

Respectfully,



Dolly Daniels, Senior Buyer
City of Grand Junction, Colorado