

## ADDENDUM #2

**To:** Demolition and Abatement Contractors  
**For:** Iowa Juvenile Home Environmental Remediation and Demolition Services  
**Project:** 13227024  
**From:** Terracon Consultants, Inc., on behalf of the City of Toledo, Iowa  
**Subject:** Addendum #2  
**Date:** September 20, 2022

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Please note the following changes/additions/clarifications relative to the above request for bid.

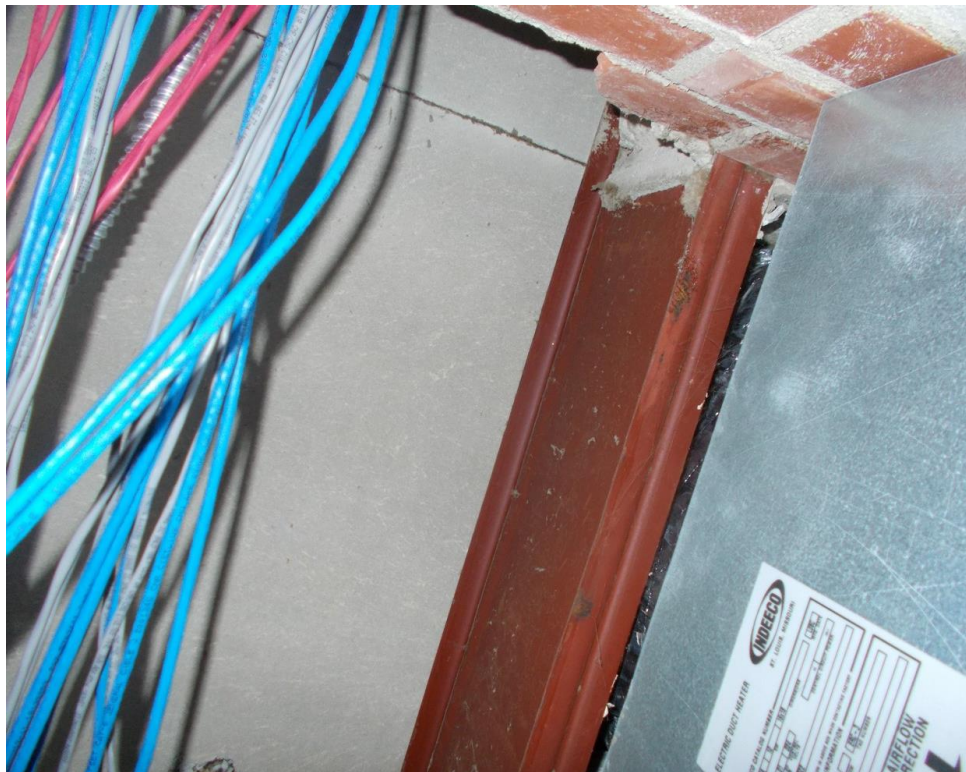
- 1. Addition:** In addition to Bid Addendum #1, item 11 regarding window removal; the window penetrations in the Storage/Garage and Receivables Buildings will need to be secured (with plywood or similar material) to prevent entry following the abatement activities.
- 2. Clarification:** The brick moldings around windows requiring abatement shall be scraped clean. Some damage to the substrate is expected as part of the caulking/sealant removals.
- 3. Question:** Will multiple contracts be awarded (i.e., one contract for remediation and one contract for demolition)? **Answer:** No. The work will be for one prime contract inclusive of environmental remediation and demolition services, as requested in the documents.
- 4. Question:** Are you planning to run the air clearance test in every containment, even the buildings being demolished? **Answer:** Clearance air testing will be completed in containments for the Admin/School Building, Receivables Building, and Storage/Garage Building (buildings not to be demolished). Since the remaining buildings will be utilized by South Tama School District, Transmission Electron Microscopy (TEM) clearance will be employed, where required by regulation. When regulations allow, all other clearance testing will be completed by Phase Contrast Microscopy (PCM). Upon completion of abatement and prior to the removal of engineering controls, a post remediation visual inspection will be completed in the structures to be demolished, at a minimum. As a cost savings measure for the Owner, it is expected that all abatement areas for a given (demo) building will be inspected during one visit.
- 5. Question:** Are there restrictions on Work hours? **Answer:** Yes, see *Section 1.4 Schedule of the Environmental Remediation Specifications* (page ERS-9; 47 of the PDF) and *Section 1.3 Schedule of the Demolition Specifications* (DS-3; page 550 of the PDF). Work Hours: No weekend work is allowed without prior approval from the City. Work is allowed between 7:00 a.m. to 7:00 p.m. Monday through Friday. Comply with noise pollution requirements and any working hour restrictions of the Jurisdiction

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**6. Note:** Skow Cottage contains asbestos containing cement board (Transite) and an asbestos containing adhesive atop of structural steel and below roofing materials. Based on additional investigation completed on September 19, 2022 on Skow Cottage, the contractor should be aware that both the roofing materials and the plaster ceilings below (interior side) may need to be removed to access and abate the asbestos containing materials, as shown in Photo 1, below. Duct work, cabling, piping, fire systems, demising walls, drop ceilings, ACT, and other materials may need to be removed to complete ceiling demolitions and Transite abatement. The roof matrix of Skow Cottage appears to consist of the following (from top to bottom): rubber membrane>gypsum board>4-inches of foam insulation> tar/built-up roofing >1-inch fiber board>ACM adhesive (black)>ACM Transite, see photo 2 below. The contractor will also likely need to remove the fiberboard as ACM waste.



**Photo 1.** Skow Transite.

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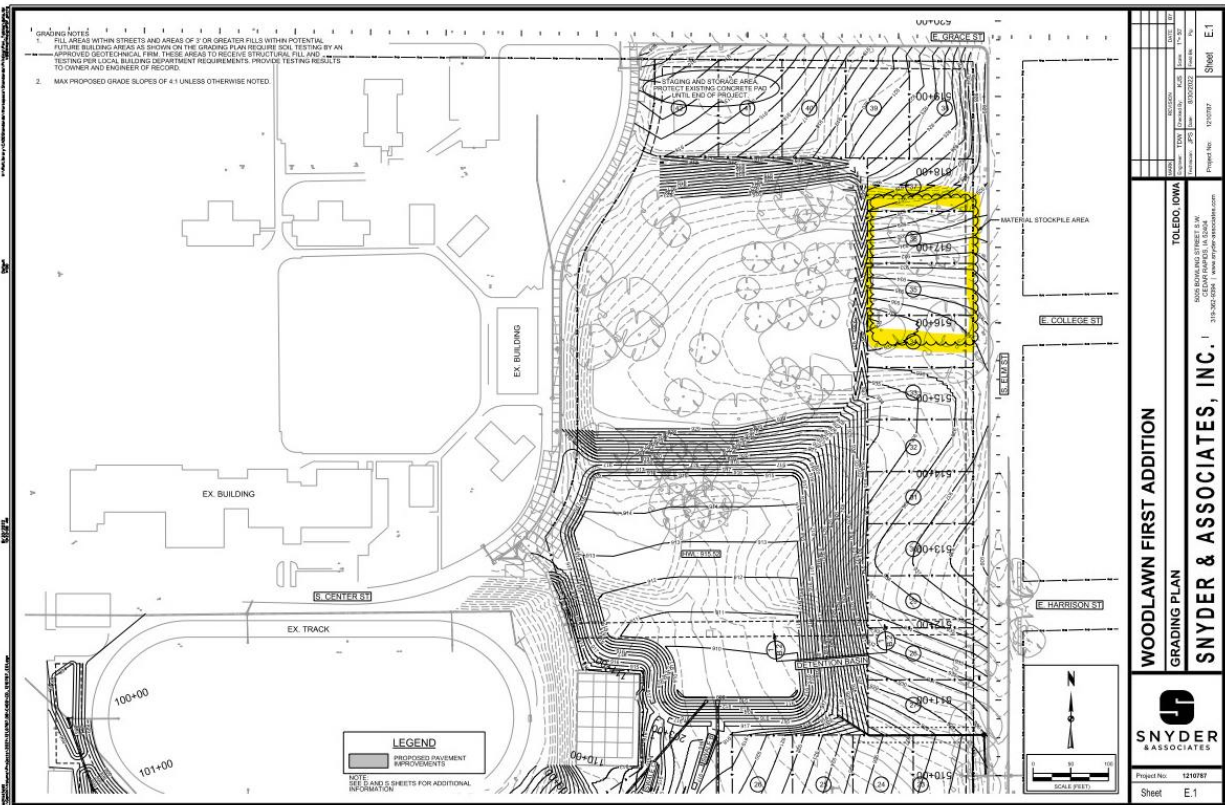


**Photo 2.** Skow roofing matrix.

- 7. Question:** How much topsoil (black dirt) will be required after backfilling? **Answer:** Per *Section 4.15 – Site Restoration of the Demolition Specifications*, 4-6 inches of clean topsoil will be required following backfill. **Clarification:** The Contractor will be responsible for the import of topsoil materials as part of their bid. The topsoil materials generated as part of the Woodlawn First Addition project (No. 121.0787.08) will not be available for the Iowa Juvenile Home remediation and demolition project (13227024).
- 8. Change:** Based on information presented in the Woodlawn First Addition Bid Package (Quest Number 8288704) posted at [https://vw.questcdn.com/questvw/projects/prj\\_browse/prj\\_view\\_plans.html?jobNo=8288704](https://vw.questcdn.com/questvw/projects/prj_browse/prj_view_plans.html?jobNo=8288704), approximately 31,480 cubic yards of Class 10 excavation backfill material from the Woodlawn First Addition Project will be made available for the demolition backfill. The Class 10 excavation material will be placed on east side of the Iowa Juvenile Home site, see Sheet E1 (yellow area below). The demolition contractor will be responsible for all costs incurred with the loading, hauling, and deposition of backfill materials from the identified stockpile location. Protection of the existing roadways and infrastructure will be the responsibility of the contractor during the hauling operations.

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**9. Question:** Looking at Arnold Cottage. In the pictures of the sampling, it mentions asbestos roofing (Under rubber membrane I assume). However, on Exhibit #16 (floor plan), it doesn't mention anything about roofing under the rubber membrane. It just mentions roof tar on a roof vent. Can you confirm if it is just the roof tar on the roof vent or the entire roof has to come off? **Answer:** Photo 27 was mislabeled and should have referenced Bryant Cottage, rather than Arnold Cottage. Arnold Cottage asbestos containing tar is on roof vents and penetrations and generally depicted on Exhibit 16.

**10. Question:** In photo #'s 4 & 5, I don't remember looking at the plaster rough coat. I tried to find locations on the map (Exhibit 15A & 15B) and I couldn't find that listed. Probably somewhere else in the specs but does Rob have a location for this material? Did he have a quantity for this? **Answer:** Photos 4 and 5 show <1% containing roofing material on the School roof (gymnasium and original building addition). Note: This material is likely a vermiculite layer, rather than plaster. The <1% materials on the roof the School will not be impacted by this project.

- a. **Clarification:** The abatement/remediation contractor will need to consult with the demolition contractor regarding the necessary removals of all other <1% asbestos containing materials identified in the survey documentation for the demolition structures (Superintendent house, and Palmer Cottage). Materials containing less than 1% asbestos are not considered ACMs under the USEPA

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NESHAP regulations, but are regulated by the OSHA construction standard, 29 CFR 1926.1101, therefore all <1% materials should be handled/removed by trained personnel in accordance with OSHA regulations.