



**Department of Environmental Conservation
Division of Spill Prevention and Response**

**Request for Proposals (RFP)
RFP # 18-326-21**

Addendum Two

Date of Issue: October 26, 2020

The RFP Package is hereby clarified or changed as follows:

1. Submittal deadline has not been changed.
2. Questions and Answers.

The Questions and Answers begin on page two. This Addendum is hereby made part of the RFP and is a total of five pages.

All other terms and conditions for this RFP remain unchanged.

Issued by: Rick Cottrell
Procurement Officer
Email: decdasprocurement@alaska.gov

Questions and Answers

Question 1: The photos of the work areas show that the building is filled with many items, who is responsible for removing all the items from the work areas within the building and what is to be done with them if the contractor is responsible?

Answer 1: Confirmed with OVK that they will move any necessary items.

Question 2: What is to be done with the fluorescent light fixtures on the ceilings that will need to be removed for the abatement activity? The fluorescent lamps likely contain mercury and are a Universal Waste while the ballasts possibly contain PCBs and would be hazardous waste; each would require special shipping and disposal considerations.

Answer 2: Confirmed with OVK that they will remove light fixtures and reinstall after abatement.

Question 3: On the BGES survey, is the 896 square feet of joint compound separate wall areas or is it part also part of the 768 square foot ceiling with the popcorn texturing?

Answer 3: The 896 square foot figure is in reference to the walls and the 768 square foot figure is in reference to the ceiling. These are independent of each other.

Question 4: According to the BGES survey, ACM joint compound was located within the building on some walls. Because of the nature of how joint compound is applied, most all environmental consultants/designers of projects consider all walls within a building to be positive for ACM joint compound if any of the samples contain asbestos. The only exception to this is, if there is documented information showing that the other walls were either added on during a later era of the building construction and/or a remodel was performed where those walls were removed. This is particularly a problem with this project because you are stating that it is in the contractor's scope to remove all ACM's from the building. Please clarify the extent and quantities of wall/ceiling removal.

Answer 4: All information regarding the samplings of joint compound for ACM is provided in the BGES report. DEC notes that according to that report, at least one sample (A-7, Storage Room) found less than 1% asbestos. For cost estimation purposes, the contractor should consider the totality of the BGES report with the contractor's best judgement and own experiences regarding the application of ACM joint compounds within buildings.

Question 5: BGES survey shows that there is only 144-150 square feet of vinyl asbestos flooring to be removed. However, the AHERA Re-inspection report given at the end of the RFP says there are 844 square feet of this flooring (700 brown/patterned and 144 yellow/patterned) within the building. How much flooring is the contractor to remove for this project if we are responsible for removing all ACM's from the building?

Answer 5: Removal of flooring is not envisioned under this RFP. The flooring should not be disturbed.

Question 6: Is it known if the sheet vinyl is on underlayment or applied directly to the subflooring? To remove the paper backing (the asbestos-containing component of the sheet vinyl) the underlayment/subflooring will need to be removed.

Answer 6: See the answer to question five above.

Question 7: BGES survey for Lead Based Paint (LBP) showed that none was found. LBP is an EPA/HUD standard of being 5,000ppm or 0.5% lead within the paint. OSHA for worker safety, has not set any lower limits of lead within the paint and any levels of lead within the paint trigger compliance with all the regulations of OSHA 29 CFR 1926.62 Lead in Construction. A composite TCLP test will also need to be performed on the removed waste and if it fails the TCLP test it will be designated as a RCRA waste and need special disposal out of the State of Alaska. If it fails the TCLP test, will a modification be given for its proper disposal as this is presently an unknown?

Answer 7: If the removed waste fails the composite, DEC will amend the RFP as appropriate to ensure its proper disposal. DEC notes that the RFP states that, for cost estimating purposes, it should be assumed that the Contractor shall ship removed ACMs off Prince of Wales Island to a landfill that is permitted to accept those materials.

Question 8: Is it known if there is a vapor barrier and ceiling insulation right above the gypsum ceiling with the asbestos texturing?

Answer 8: This is not known. In conversations with OVK, there likely is a vapor barrier and ceiling insulation.

Question 9: Is it known what insulation (if any) is present above the gypsum ceiling with the asbestos texturing?

Answer 9: This is not known. In conversations with OVK, there likely is insulation above the gypsum ceiling.

Question 10: The BGES report specifies ACM was previously identified in the storage room, furnace room, and both bathrooms of the library during inspections conducted on June 13, 2000 and April 3, 2009. The BGES report notes these materials were inaccessible at the time of the BGES inspection.

Question 10a: Should contractors assume flooring remains in these areas and abatement is required?

Answer 10a: Removal of flooring is not envisioned under this RFP. The flooring should not be disturbed.

Question 10b: There are no quantities available for estimating shipping and disposal regarding flooring. What is the estimated total quantity of sheet vinyl flooring if it's to be removed?

Answer 10b: See answer 10a.

Question 10c: If flooring is included: Will the contractor be required to remove toilets or other fixed items if flooring is being removed, or will someone local prepare these area in advance?

Answer 10c: See Answer 10a.

Question 10d: If flooring is included: If abatement of sheet vinyl is required and walls were added on top of sheet vinyl, should the contractor cut the flooring at wall edges and leave sheet vinyl under wall framing?

Answer 10d: See Answer 10a.

Question 10e: If flooring is included: If the sheet vinyl was adhered directly to the subfloor and not on an underlayment, should the contractor cut out the subfloor?

Answer 10e: See Answer 10a.

Question 10f: Are the previous reports cited available for reference that may suggest quantities and composition?

Answer 10f: All known previous reports are cited as appendices to the RFP, specifically the 2000 Asbestos Report and the 2009 Asbestos Re-Inspection report.

Question 11: The building contains file cabinets, shelves, books, etc. throughout. Will the building be completed emptied prior to scheduled abatement?

Answer 11: Confirmed with OVK that they will move any necessary items.

Question 12: Is the ceiling to be scrapped of ceiling texture or is the gypsum wallboard substrate with ceiling texture to be removed and disposed of in it's entirety? Both are Class I containment requirements, tape residues will remain where critical barriers are installed and require patching and painting by others.

Answer 12: For cost estimating purposes, the contractor should build in flexibility regarding this particular task, as it is to be determined how this task will be carried out. How to perform this task will be decided as the workplan is developed in consultation with DEC and the property owner, as well as the best professional judgment of the contractor.

Question 13: Will light fixtures be removed prior to arrival or should the contractor remove? They should be removed to do a complete abatement of texture.

Answer 13: Confirmed with OVK that they will remove light fixtures and reinstall after abatement.

Question 14: Are workers to be paid under Pamphlet 600?
<https://labor.alaska.gov/lss/pamp600.htm>

Answer 14: Workers' pay schedules should be based upon individual agreements with their employer but must be consistent with all relevant state and federal regulations.

Question 15: Is there a template/form and/or specific DEC guidance for contractors to track Time and Materials labor, travel, and per diem expended?

Answer 15: No, DEC does not have the requested forms or guidance. Contractors are responsible for tracking and reporting all expenditures accurately and completely with each invoice. Progress status reports must be submitted along with invoices each month.

Offerors must acknowledge receipt of this addendum prior to the submittal deadline.

The proposal documents require acknowledgment individually of all addenda to the drawings and/or specifications. This is a **mandatory requirement** and any proposal received without acknowledgment of receipt of addenda may be classified as not being a responsive proposal.

End of Addendum