

**County of Monroe, Michigan
Request for Proposals
Bathroom Renovations at the Monroe County Fairview Home**

This addendum is issued prior to the receipt of proposals and award of contract, in order to provide changes and or clarifications in the proposal requirements issued by the County. This addendum will become part of the Request for Proposal and any contractual obligations shall be met by the respective parties to the ensuing contract.

Please amend the Request for Proposal dated September 8, 2014 by including in the RFP the following information and clarifications and acknowledge receipt of this Addendum in your proposal response:

Question 1: The specification calls for thermo insulation on the piping. The current piping is mostly without any insulation. Do we install any thermo insulation and if so to what extent?

Answer: Yes, all new piping should have insulation installed as described in the specifications. Existing Piping is to remain as is with or without insulation.

Question 2: Since all the rooms cannot be completed at the same time, what is the anticipated order of construction and schedule for doing so?

Answer: A phasing plan and anticipated schedule has been put together and is included with this addendum. See it attached.

Question 3: Is there any asbestos (in particular the flooring)?

Answer: See building survey dated October 2013 attached. Any ACM identified in the areas of work will be abated by the County contracting with a licensed and qualified firm at the expense of the County.

Question 4: The doors and door hardware between the hallways and the rooms are in poor shape. Does the construction include replacing or repairing any of the doors or hardware?

Answer: The owner will repair or replace all doors and/or hardware as part of the construction starting in each room based on an as needed decision of the County and Architect. The contractor shall be prepared to provide supplemental pricing for the work including supplying, installing, preparation and painting the new/existing doors and frames both inside and outside of the room.

Question 5: What is the anticipated Project Award date and Project Start Date?

Answer: The award will take place as soon as the low responsible and qualified bidder has been identified or within 30 days of the closing date for bids. See the phasing plan for additional information. The selected contractor and County will confirm a phasing plan based on input from both.

Question 6: The proposal form asks for separate prices for each room as well as an overall cost for the entire project. Will the project be broken up into separate groups of rooms?

Answer: The separate prices requested for each room are for accounting purposes only. The project will only be awarded with all work included to a single contractor. The County will not award rooms to different contractors.

Question 7: Will the bid date change for this project?

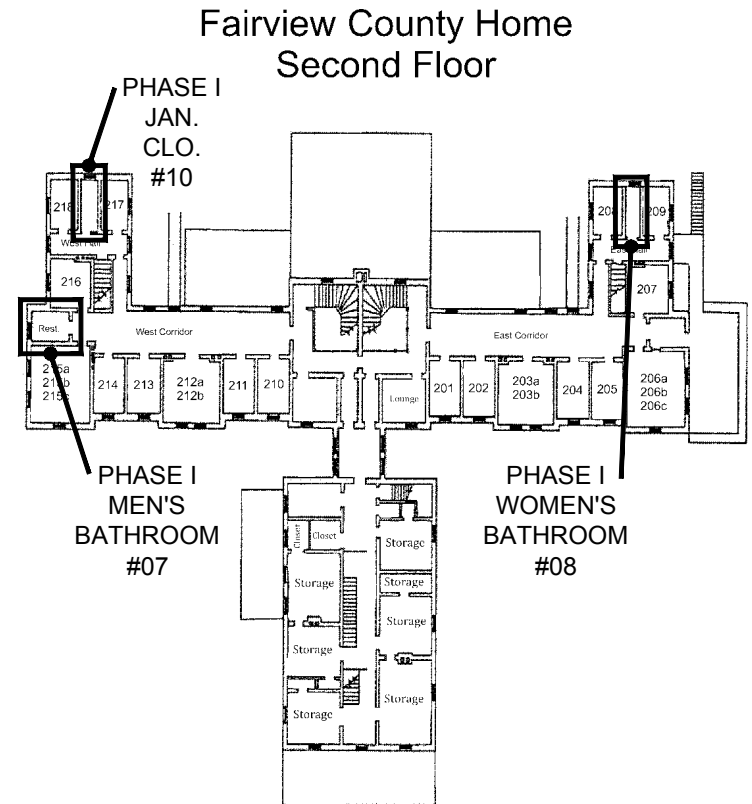
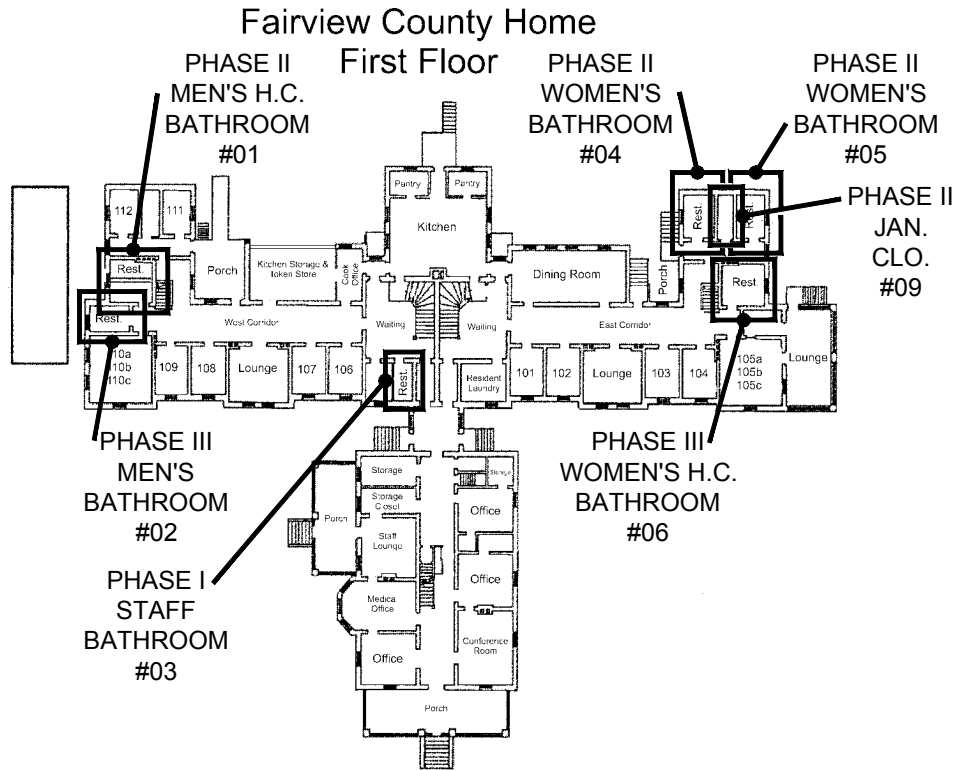
Answer: Proposal due date remains unchanged: Friday, September 26, 2014 at 4:00 P.M.

If you have any questions as to the intent of the above changes and clarifications to the Request for Proposal please do not hesitate to contact the undersigned.

Sincerely,



Michael G. Bosanac
Administrator/Chief Financial Officer



CONSTRUCTION PHASING PLANS

ANTICIPATED SCHEDULE

- | | | |
|---|--|---|
| <p>1. PROJECT AWARD DATE _____</p> <p>2. PROJECT START DATE _____</p> <p>3. PHASE I - 4 WEEKS
STAFF BATHROOM #03
MEN'S BATHROOM #07
WOMEN'S BATHROOM #08
JANITOR CLOSET #10</p> | <p>4. PHASE II - 4 WEEKS
MEN'S H.C. BATHROOM #01
WOMEN'S BATHROOM #04
WOMEN'S BATHROOM #05
JANITOR CLOSET #09</p> <p>5. PHASE III - 4 WEEKS
MEN'S BATHROOM #02
WOMEN'S H.C. BATHROOM #06</p> | <p>6. PHYSICAL WORK COMPLETE _____</p> <p>7. PROJECT COMPLETE _____</p> |
|---|--|---|

HazCorp Environmental Services, Inc.

805 Capital Commons Drive
Toledo, Ohio 43615
Telephone (419) 537-6000
Fax (419) 537-8774



October 8, 2013

Mr. Michael Bosanac
Administrator / Chief Financial Officer
Monroe County
125 E. Second Street
Monroe, MI 48161-2197
Office: 734.240.7267
Email: michael_bosanac@monroemi.org

Re: Asbestos Survey -- Fairview Home: 3604 S. Custer Road, Monroe, MI

Dear Mr. Bosanac,

At your request, on Monday, September 30, 2013 HazCorp Environmental Services, Inc. performed an asbestos survey at the above-referenced location.

According to the Monroe County Assessor's website the building is owned by Monroe County and was constructed in 1879.

The purpose of this survey is to identify those materials that contain asbestos (even minute amounts) in order to handle them in a safe manner while the building is occupied.

The inspection was performed by Mr. Charles Long (A16335/06.20.2014) who is an Accredited Asbestos Inspector licensed through the State of Michigan Department of Energy, Labor and Economic Growth-Michigan OSHA Asbestos Program.

The United States Environmental Protection Agency National Emission Standards for Hazardous Air Pollutants regulations are the primary regulations governing asbestos-containing building materials in the United States as found within 40 CFR Part 61, Subpart M. Asbestos is recognized as a Hazardous Air Pollutant under these regulations. All friable asbestos-containing materials or non-friable materials that may become friable during the demolition or renovation process must be removed prior to these actions being undertaken.

The collection of samples was done to comply with the Asbestos Hazard Emergency Response Act found in 40 CFR 763 Subpart E.

Common Abbreviations found within this Report

ACM	Asbestos Containing Material	OSHA	Occupational Safety and Health Administration	PLM	Polarized Light Microscopy
RACM	Regulated Asbestos Containing Material	PACM	Presumed Asbestos Containing Material	DW-JC	Drywall-Joint Compound
NESHAPs	National Emission Standards for Hazardous Air Pollutants	USEPA	United States Environmental Protection Agency	AHERA	Asbestos Hazard Emergency Response Act of 1986
TSI	Thermal System Insulation	HA	Homogenous Area	HP	Hard Plaster

General Description of the Facility

The inspected facility is a 22,336 square foot, two-story building with a basement and attic space. The basement of the facility is mostly unused; however, there is some storage space, a laundry area, and the boiler room. The first floor contains bedrooms, lounges, shared bathrooms, a kitchen and dining space, and office spaces. The second floor contains bedrooms, shared bathrooms, and storage space. The attic contains storage space.

Most of the visible piping throughout the building is un-insulated. The insulated portions have fiberglass insulation.

The interior of the facility is comprised of hard plaster and 2x4' in-lay ceiling system. A majority of the main hallways on the first floor have new "wood-patterned" vinyl flooring while the bedrooms, common areas, and offices have either older linoleum or 12" floor tile. The second floor has predominately older linoleum flooring.

The following suspect asbestos-containing materials were assessed and sampled:

- Hard plaster,
- 2x4' ceiling panels,
- Various 12" floor tiles, and
- Various linoleums.

No other materials historically manufactured with asbestos were identified during this survey.

Asbestos-Containing Materials and their Classification

The USEPA uses the terms friable and non-friable to categorize different types of asbestos-containing building materials. Materials that contain more than 1% asbestos and that, when dry, can be reduced to a powder via hand pressure are considered friable or RACM. These materials, if they are to be disturbed, must be removed by a licensed asbestos abatement contractor.

The term RACM includes:

- Friable asbestos-containing materials;
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading;
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to a powder by the forces expected to act upon the material in the course of demolition or renovation operations.

Non-Friable Category I materials include floor tiles and roofing felts. Normally, Category I non-friable materials do not become friable unless they are sanded, abraded, or ground-up.

Non-Friable Category II materials are cement products such as Transite shingles, corrugated Transite panels, and other products made with a mixture of Portland cement and asbestos, along with various mastics. It is important to note that many Non-friable Category II materials can be made friable through the forces expected to act upon them during demolition of a structure. Except the previously-mentioned mastics almost all Category II non-friable materials must be removed from a structure prior to demolition.

Intact as defined by OSHA means "the ACM has not crumbled, been pulverized, or otherwise deteriorated so that the asbestos is no longer likely to be bound with its matrix."

Sampling

OSHA adopted the USEPA's sampling guidelines as outlined in the Asbestos Hazard Emergency Response Act of 1986.

According to AHERA protocol friable materials are divided into two categories:

1. Surfacing Materials: fireproofing, acoustical plaster, etc.
2. Thermal System Insulation: pipe insulation, pipe wrap, block insulation, batt insulation and mudded fittings.

Non-friable materials are included under:

Miscellaneous Materials: these include non-friable and friable materials that are not Surfacing Materials or Thermal System Insulation, such as: ceiling tile, drywall-joint compound systems, floor tile and mastic, roofing materials and Transite (cement products).

Under these rules, sampling areas are divided into homogeneous areas. Homogeneous areas or materials are defined as building materials that look alike, that appear to have been installed at the same time, and that are used for the same purpose.

When sampling surfacing materials the following protocol applies: the regulations require a specific number of samples be obtained per homogeneous area. For example, when sampling fireproofing or asbestos in hard plaster (sprayed-on or troweled-on Surfacing Materials) samples are to be taken based on the following increments:

- 0 to 1000 square feet of material, 3 samples are necessary;
- From 1001 to 5000 square feet, 5 samples are necessary;

- Over 5000 square feet, 7 samples are required.

If during analysis any samples are found to contain asbestos, the entire homogeneous area is delineated as asbestos-containing material.

When sampling Thermal System Insulation the following protocol applies: At least three (3) random samples shall be collected. As with all things there are exceptions to these rules. These include:

- Exception 1: Patch less than six square or linear feet - 1 sample is appropriate.
- Exception 2: Mudded fittings - the number of samples collected is determined by the inspector (the industry standard is three samples).
- Exception 3: Fiberglass, foam glass, rubber (*Armaflex*), *Styrofoam*, and other non-suspect materials can be determined by visual identification and touch; sampling is not required.

When sampling for Miscellaneous Materials-the AHERA regulations state that the samples shall be collected in a manner sufficient to determine the composition of the materials. The 3, 5, 7, sampling scheme used for surfacing materials usually applies and for factory made materials three (3) samples are usually considered sufficient.

The samples taken from this building were either collected with a coring tool designed for asbestos sampling or placed into a plastic bag for laboratory analysis. The samples were analyzed via PLM with dispersion staining, using the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" found in Appendix A to Subpart F in 40 CFR Part 763. The samples were analyzed by SanAir Technologies Laboratory, Inc. located at 1551 Oakbridge Drive, Suite B, Powhatan, VA 23139

The results of this sampling are as follows:

Sample #	Location/Material	% Asbestos
381-1 (P)	Basement, Boiler Room, West Wall/HP #1	no asbestos detected
381-1 (SC)	Basement, Boiler Room, West Wall/HP #1	no asbestos detected
381-2 (P)	Basement, Boiler Room, North Wall/HP #2	no asbestos detected
381-2 (SC)	Basement, Boiler Room, North Wall/HP #2	no asbestos detected
381-3 (T)	Basement, Laundry Room, South Wall/HP #3	no asbestos detected
381-3 (P)	Basement, Laundry Room, South Wall/HP #3	no asbestos detected
381-3 (SC)	Basement, Laundry Room, South Wall/HP #3	no asbestos detected
381-4 (P)	Basement, Hall Outside Boiler Room, East Wall/HP #4	no asbestos detected
381-4 (SC)	Basement, Hall Outside Boiler Room, East Wall/HP #4	no asbestos detected
381-5 (P)	1 st Floor, West Corridor, Janitor's Room, West Wall/HP #5	no asbestos detected
381-5 (SC)	1 st Floor, West Corridor, Janitor's Room, West Wall/HP #5	no asbestos detected
381-6* (T)	1 st Floor, West Corridor, Outside Room 108, Above Ceiling, South Wall/HP #6	<1% Chrysotile
381-6 (P)	1 st Floor, West Corridor, Outside Room 108, Above Ceiling, South Wall/HP #6	no asbestos detected
381-6 (SC)	1 st Floor, West Corridor, Outside Room 108, Above Ceiling, South Wall/HP #6	no asbestos detected
381-7 (P)	1 st Floor, East Corridor, Janitor's Room, East Wall/HP #7	no asbestos detected
381-7 (SC)	1 st Floor, East Corridor, Janitor's Room, East Wall/HP #7	no asbestos detected
381-8	1 st Floor, Throughout/CP – 2x4': Fissures & Dots	no asbestos detected

381-9	1 st Floor, Throughout/CP – 2x4': Fissures & Dots	no asbestos detected
381-10* (FT)	Basement, Laundry Room/FT – 12": Beige with Brown Streaks	3% Chrysotile
381-10 (M)	Basement, Laundry Room/FT – 12": Beige with Brown Streaks	no asbestos detected
381-11* (FT)	Basement, Laundry Room/FT – 12": Beige with Brown Streaks	3% Chrysotile
381-11 (M)	Basement, Laundry Room/FT – 12": Beige with Brown Streaks	no asbestos detected
381-12	1 st Floor, West Corridor, Lounge/FT – 12": Light Gray	no asbestos detected
381-13	1 st Floor, West Corridor, Lounge/FT – 12": Light Gray	no asbestos detected
381-14 (FT)	1 st Floor, West Corridor, Kitchen Storage Area/FT – 12": White	no asbestos detected
381-14 (M)	1 st Floor, West Corridor, Kitchen Storage Area/FT – 12": White	no asbestos detected
381-15 (FT)	1 st Floor, West Corridor, Kitchen Storage Area/FT – 12": White	no asbestos detected
381-15 (M)	1 st Floor, West Corridor, Kitchen Storage Area/FT – 12": White	no asbestos detected
381-16	1 st Floor, East Corridor, Janitor's Closet/FT – 12": Green	no asbestos detected
381-17	1 st Floor, East Corridor, Janitor's Closet/FT – 12": Green	no asbestos detected
381-18	1 st Floor, West Corridor, Janitor's Closet/Linoleum	no asbestos detected
381-19	1 st Floor, West Corridor, Janitor's Closet/Linoleum	no asbestos detected
381-20 (L)	1 st Floor, West Corridor, "Activity Room", Food Storage-Token Store/Linoleum – Stone Chips	no asbestos detected
381-20 (M)	1 st Floor, West Corridor, "Activity Room", Food Storage-Token Store/Linoleum – Stone Chips	no asbestos detected
381-21 (L)	1 st Floor, West Corridor, "Activity Room", Food Storage-Token Store/Linoleum – Stone Chips	no asbestos detected
381-21 (M)	1 st Floor, West Corridor, "Activity Room", Food Storage-Token Store/Linoleum – Stone Chips	no asbestos detected
381-22	1 st Floor, West Corridor, Resident Laundry Off Kitchen/Linoleum – Big Stones	15% Chrysotile
381-23	1 st Floor, West Corridor, Resident Laundry Off Kitchen/Linoleum – Big Stones	12% Chrysotile
381-24	1 st Floor, South Corridor, Storage Room/Linoleum – Tan Stones	20% Chrysotile
381-25	1 st Floor, South Corridor, Storage Room/Linoleum – Tan Stones	20% Chrysotile
381-26	1 st Floor, South Corridor, Medical Storage Room/Linoleum – Beige with Black & Red Swirls	no asbestos detected
381-27	1 st Floor, South Corridor, Medical Storage Room/Linoleum – Beige with Black & Red Swirls	no asbestos detected
381-28 (L)	2 nd Floor, West Corridor/Linoleum – Big Stones: Brown & Gold	20% Chrysotile
381-28 (M)	2 nd Floor, West Corridor/Linoleum – Big Stones: Brown & Gold	no asbestos detected
381-29 (L)	2 nd Floor, West Corridor/Linoleum – Big Stones: Brown & Gold	20% Chrysotile
381-29 (M)	2 nd Floor, West Corridor/Linoleum – Big Stones: Brown & Gold	no asbestos detected
381-30	2 nd Floor, Resident Rooms/Linoleum - Pink	no asbestos detected
381-31	2 nd Floor, Resident Rooms/Linoleum - Pink	no asbestos detected
381-32	2 nd Floor, South Corridor, Waiting-Storage Room/Linoleum – Diamonds: Greens & Pink	no asbestos detected
381-33	2 nd Floor, South Corridor, Waiting-Storage Room/Linoleum – Diamonds: Greens & Pink	no asbestos detected
381-34	2 nd Floor, South Corridor, Hallway/Linoleum - Green	no asbestos detected
381-35	2 nd Floor, South Corridor, Hallway/Linoleum - Green	no asbestos detected

381-36 2nd Floor, South Corridor, Linen Closet/Linoleum - Tan no asbestos detected
381-37 2nd Floor, South Corridor, Linen Closet/Linoleum - Tan no asbestos detected
Key: (T) = Texture; (P) = Plaster; (SC) = Skim Coat; Drywall; (JC) = Joint-Compound; (FT) = Floor Tile; (M) = Mastic; (L) = Linoleum

Point Count Analysis

The samples denoted with an asterisk (*) were further analyzed via point counting. When a bulk sample of material is found to contain 10% asbestos or less, the sample may be presumed to contain greater than 1% asbestos and treated as such or the sample can be analyzed via Point Counting.

This additional step can be employed to more accurately determine the percent of asbestos that is in the material being sampled. Additionally, samples analyzed via PLM frequently are determined to contain "trace" amounts of asbestos usually written as <1% asbestos. Any sample determined to contain <1% asbestos must be point counted to prove it contains less than 1% or be assumed to be positive regardless of the PLM results.

If point counting is not used, many materials could be mistakenly considered to contain more than 1% asbestos. This mistaken assumption could lead to an expensive asbestos remediation project that may otherwise be avoided.

The results of the point count analysis are as follows:

Sample #	Location/Material	% Asbestos
381-6 (T)	1 st Floor, West Corridor, Outside Room 108, Above Ceiling, South Wall/HP #6	0.75% Chrysotile
381-10 (FT)	Basement, Laundry Room/FT – 12": Beige with Brown Streaks	9.4% Chrysotile
381-11 (FT)	Basement, Laundry Room/FT – 12": Beige with Brown Streaks	8.6% Chrysotile

Based on the laboratory analysis the following materials are considered asbestos containing:

- The "Big Stones" patterned linoleum as found in the 1st floor Resident Laundry Room located off of the kitchen.
- The "Tan Stones" patterned linoleum as found in the 1st floor, South Corridor, Storage Room.
- The "Big Stones: Brown & Gold" patterned linoleum as found on the 2nd floor.
- The 12" "beige with brown streaks" floor tile as found in the Basement Laundry Room.

The linoleum and floor tile are non-friable, in good condition and may be maintained in place. Work that disturbs the floor tile or linoleum is considered a Class II Asbestos operation and must be handled accordingly.

Limits of this Report

It should be noted that on-site conditions and/or regulatory statues, rules, and regulations are not static and should not be expected to remain constant in the future. Asbestos may be hidden in inaccessible areas, covered by other building materials or otherwise be located in unpredictable site-specific locations. If suspect materials are encountered in the demolition/renovation process the work should be halted and the material in question analyzed.

HazCorp Environmental Services, Inc.

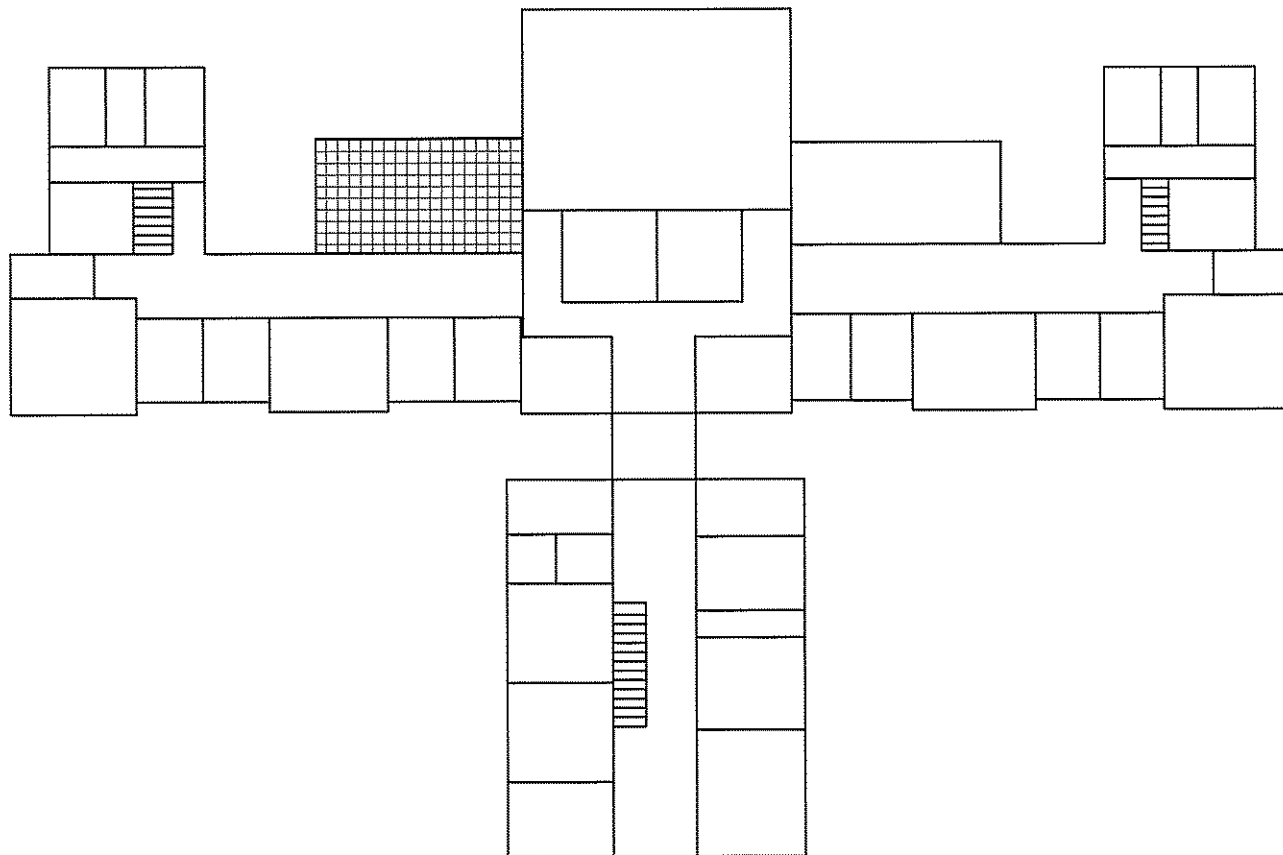
805 Capital Commons Drive
Toledo, Ohio 43615
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HazCorp appreciates the opportunity to be of service. If you have any questions related to this report please feel free to contact me at chuck-hazcorp@sbcglobal.net or 419.537.6000.

Respectfully,



Charles Long
State of Michigan-Accredited Asbestos Inspector
Accreditation No. A16335 Expiration Date 06.20.14



ACM Locations Legend



12" Floor Tile: Beige with Brown Streaks

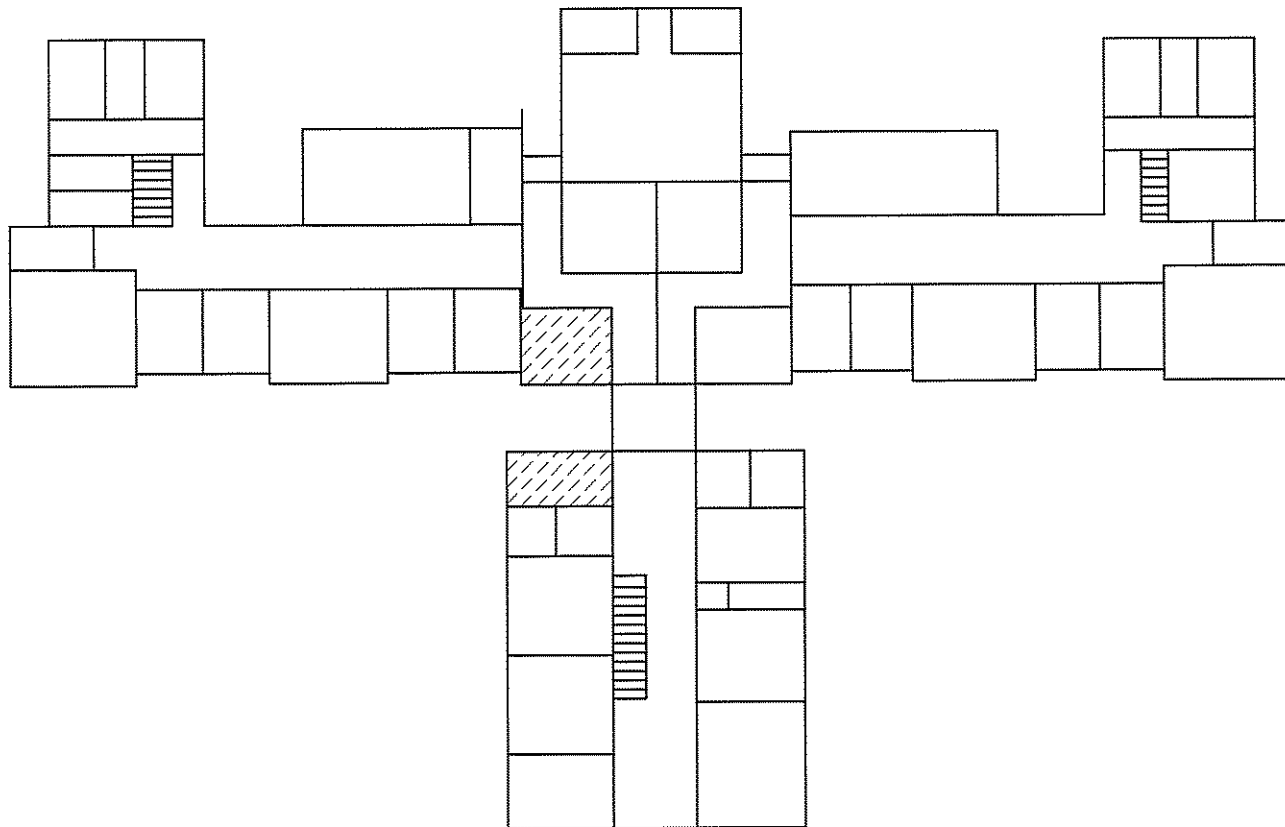


Figure 1

HazCorp Environmental Services, Inc.

Drawn By: CDL

Fairview House
Basement
3604 S. Custer Road
Monroe, MI



ACM Locations Legend



"Stone"-patterned Linoleum

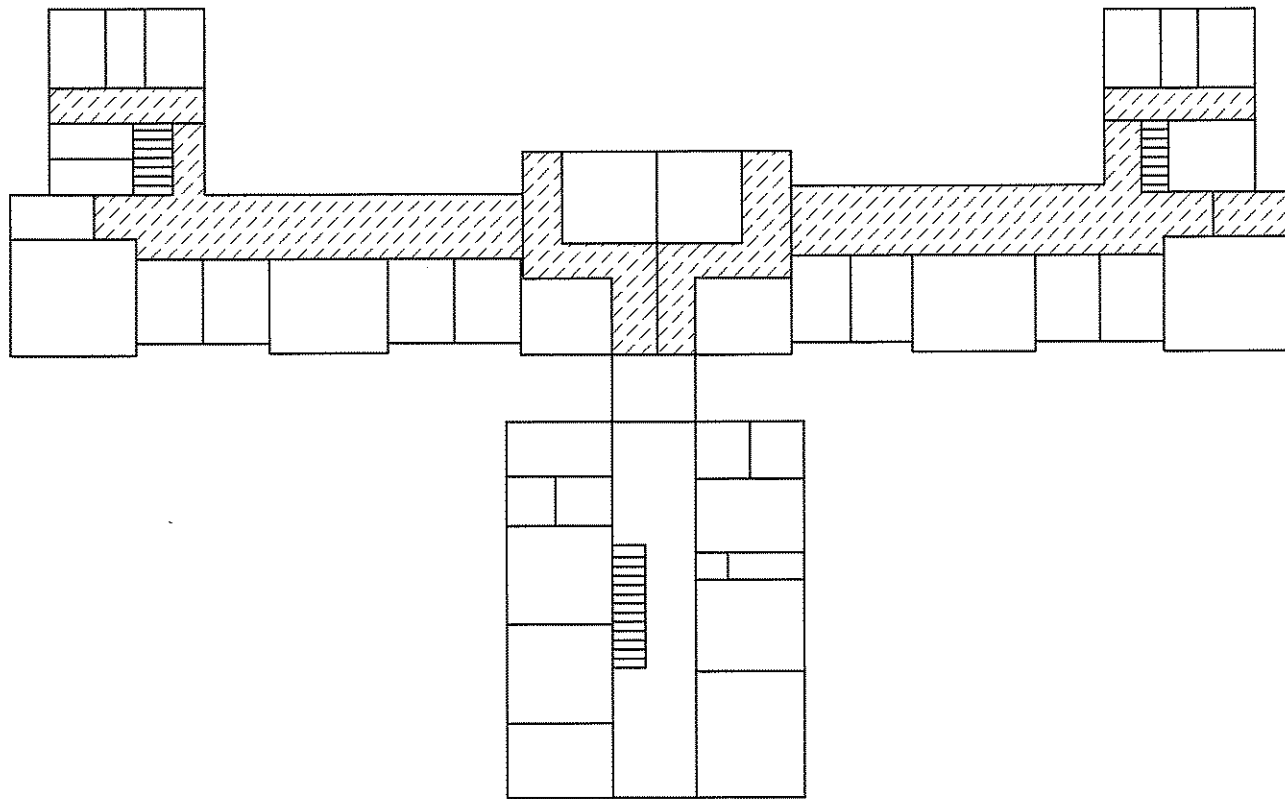


Figure 2

HazCorp Environmental Services, Inc.

Drawn By: CDL

Fairview House
First Floor
3604 S. Custer Road
Monroe, MI



ACM Locations Legend



"Stone"-patterned Linoleum



Figure 3

HazCorp Environmental Services, Inc.

Drawn By: CDL

Fairview House
 Second Floor
 3604 S. Custer Road
 Monroe, MI