

## RFB 942501-01 ADDENDUM #1

DATE: February 05, 2025  
PROJECT: 9425.01 HHS STS North Buildings HazMat Remediation  
BID DUE DATE: February 13, 2025 @ 2:00pm  
TO: All Contract Document Holders of Record.

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This Addendum forms a part of the bidding and construction documents. This Addendum supersedes and supplements all portions of the original bidding and construction documents dated January 2, 2025, with which it conflicts. Please attach this Addendum to the Project Manual(s) in your possession.

**ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.**

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### 1. QUESTIONS/CLARIFICATIONS

- a. See attached meeting minutes from the mandatory pre-bid meetings held on January 29<sup>th</sup> and 30<sup>th</sup>, 2025.
- b. Clarifications
  - i. Base the bid on the quantities listed in the abatement specification, not on the quantities listed in the individual building hazardous materials surveys. This project is only abating a subset of the hazardous materials that are present in the buildings. Attached is a copy of section 02080 from the project manual outlining scope of the project and quantities.
  - ii. Upload a copy of the signed certificate of site visit with the bid into IMPACS. Bids submitted without a signed certificate of site visit may be rejected.
  - iii. Room 125 in the detention building has cabinets that potentially sit on the flooring needing abated. Assume removal of base cabinets in bid in order to properly abate all flooring and mastic in room 125.

**Q1.** Is there a hose bibb or other water source on the main STS campus that could be used to fill a contractor-provided tank that would be transported across the road to the facilities where abatement is occurring?

**A1.** Yes, refer to map for location of hose bibb that may be used. There will be no charge for the water from this location.

**Q2.** Can working hours be extended to 7:00 am – 5:30 pm

**A2.** Yes

**Q3.** What air testing will be done by ATC?

**A3.** ATC will conduct PCM air testing for clearing spaces once abatement is completed. The Contractor will be responsible for any other interim air testing.

**Q4.** How many containment zones are anticipated?

**A4.** That is up to the contractor to determine. The buildings are vacant.

**Q5.** Is there any lead?

**A5.** Yes, but it is not included in the abatement scope. Please refer to the specification for exact quantities of asbestos-containing materials to be abated.

**Q6.** Can work occur during state holidays?

**A6.** Yes.

**Q7.** Who is the Prime contract with?

**A7.** The contract will be with the Iowa Department of Administrative Services.

**Q8.** Who is the contact for question on bid submittal/IMPACS?

**A8.** Please contact [construction.procurement@iowa.gov](mailto:construction.procurement@iowa.gov) with any questions.

**Q9.** Can the contractor hire an electrician to extend power from the electrical panels in the buildings in order to get power where they need it.

**A9.** Yes

**Q10.** Can the piping be cut out along with the asbestos insulation?

**A10.** Yes, but only in the Detention Building. The piping in the Cooper and Stewart Buildings should be glove-bagged and the piping be left intact.

**Q11.** Can you please verify/clarify what will be included in this project for asbestos abatement?

**A11.** Please see the asbestos abatement specification section 02080 also attached for your reference.

**Q12.** Are there any special wages for this project (Davis Bacon, etc.)?

**A12.** No

## RFB Pre-Bid Minutes: Meeting #1

**Meeting Date** Jan 29, 2025 **Meeting Time** 1:00 PM - 2:00 PM Central Time (US & Canada)

**Meeting Location** 3211 Edgington Avenue Eldora, Iowa 50627 United States

**Overview** Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.

**Notes**

**Attachments**

### Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Steve Hudson	ATC Group Services LLC	P: (402) 697-9747	steve.hudson@oneatlas.com	Present
Parker Badding	McGough Construction		parker.badding@mcgough.com	
Adam Douglas	McGough Construction		adam.douglas@mcgough.com	Present
Greg Evans	McGough Construction	P: (515) 344-1625	greg.evans@mcgough.com	
Jennifer Kleene	State of Iowa - Department of Administrative Services	P: (515) 725-0454	jennifer.kleene@iowa.gov	Present
Ryan Schrage	State Training School	P: (614) 858-7402 ext. 4103	ryan.schrage@hhs.iowa.gov	Present

### Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		<b>Description</b> <ul style="list-style-type: none"> <li>• DAS Owner's Representative <ul style="list-style-type: none"> <li>◦ Jennifer Kleene</li> </ul> </li> <li>• State Training School Facility Operations Manager <ul style="list-style-type: none"> <li>◦ Ryan Schrage</li> </ul> </li> <li>• McGough Construction <ul style="list-style-type: none"> <li>◦ Adam Douglas - Project Manager</li> <li>◦ Parker Badding - Project Engineer</li> <li>◦ Greg Evans - Superintendent</li> </ul> </li> <li>• Atlas Technical Consultants <ul style="list-style-type: none"> <li>◦ Steve Hudson</li> </ul> </li> </ul>				

**Project Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
<p><b>Description</b>  <b>Project Details</b></p> <ul style="list-style-type: none"> <li>• Base bid: All material, labor, and equipment associated with all work shown on the contract documents complete, including the plans and specifications.</li> <li>• Alternates - N/A</li> <li>• Unit prices - N/A</li> </ul> <p><b>Official Documented Meeting Minutes</b>                      Reference Section 02080 (pages 281 - 304) of the project manual for the scope of work.</p> <p>Section 00 3126 is indicating the initial survey that was completed but the scope of work to be abated has been scaled back according to section 02080.</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Contract(s) Issued: 02/24/25</li> <li>• Submittals: March 2025</li> <li>• Construction: March - April 2025</li> <li>• Closeout: April - May 2025</li> </ul> <p>A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.</p> <p>State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day</p> <p><b>Official Documented Meeting Minutes</b>                      Contractors will be allowed to work during state holidays.</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• On-site supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.</li> <li>• Contractors shall provide daily logs for each day they are on site. Logs to be submitted at the end of every week.</li> <li>• Construction progress meetings will be established once construction starts. Construction team to verify cadence of the meetings.</li> <li>• It is of the utmost importance to show respect and courtesy to all staff at all times.</li> <li>• Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area.</li> <li>• No smoking, vaping or smokeless tobacco use onsite.</li> </ul> <p><b>Site Specific Rules:</b></p> <ul style="list-style-type: none"> <li>• Temporary facilities - Provide all temporary facilities required for this scope of work including <u>water</u>, trailer, trailer power, telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by Contractor. Coordinate location of trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager.</li> </ul>						

- Tool control - There will be no check in/out required, however, the contractor shall maintain control of all tools, material, etc. at all times.
- Cell phone policy
- Background checks will need to be submitted for every contractor who will be onsite. Contractors will be required to check in and out at the Administration building switchboard each time entering and existing the STS campus.
- Work hours 7:00 am to 5:30 pm
- View Specification 01 1200 - Contract Summary for more information.

**Official Documented Meeting Minutes**

Contractors will be allowed to fill up water containers using STS facilities indicated in addendum.

There will be no restrictions for cell phone use in the are of construction.

All site personnel to check in and out at the Administration Building Switchboard each day they are onsite. Keys for the north buildings will be provided to one individual in exchange for their driver license and must returned at the end of each day.

- Contractor is responsible for locking up buildings at the end of each day and returning keys.

Work hours updated to 7-5:30pm

**RFB Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
<b>Description</b>						
<ul style="list-style-type: none"> <li>• Bids are due <b>Thursday, February 13, 2025 @ 2:00 pm.</b></li> <li>• The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.                             <ul style="list-style-type: none"> <li>◦ Link and information is in the project manual</li> <li>◦ Contractors will need to register prior to bidding</li> <li>◦ Bidders will need to register regardless of whether it has already done business with the State of Iowa.</li> <li>◦ Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date.</li> <li>◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.</li> </ul> </li> <li>• Bid opening will be held via conference call on Thursday, February 13, 2025 @ 3:00 pm.</li> <li>• Contractor shall reference section 00 0116 for the bid submittal checklist                             <ul style="list-style-type: none"> <li>◦ Bid Proposal Information</li> <li>◦ Non Discrimination Clause Information</li> <li>◦ Contractor Targeted Small Business Enterprise Pre-Bid Contract Information</li> <li>◦ Bid Security – 5% of total Bid amount</li> </ul> </li> <li>• Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
<b>Description</b>						
<ul style="list-style-type: none"> <li>• Questions/Substitutions due in writing to <a href="mailto:Construction.Procurement@iowa.gov">Construction.Procurement@iowa.gov</a>: Monday, February 3, 2025 @ 3:00 pm.</li> <li>• Addendum #01 will be issued on or before Wednesday, February 5, 2025.</li> <li>• Bids Due: Thursday, February 13, 2025 @ 2:00 pm.</li> <li>• Tentative NOI Issued: Friday, February 14, 2025.</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Contractors will sign a modified ConsensusDocs 802. Example in the project manual.</li> <li>• Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.</li> <li>• Project-specific P&amp;P bonds must be provided prior to contract execution.</li> <li>• Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.</li> <li>• DAS will provide tax exempt certificates upon request.</li> <li>• Procore will be used for all project management, at no cost to the trade contractor.                             <ul style="list-style-type: none"> <li>◦ Submittals, Invoicing, RFIs, ASIs, PRs, RFQs</li> <li>◦ Contracts, Change Orders, and Certificates of Substantial and Final Completion will also use DocuSign</li> </ul> </li> <li>• Contractor Schedule of Values shall be broken out as specified in the project manual.                             <ul style="list-style-type: none"> <li>◦ SOV must contain a closeout line item for at least 1% of the total contract value.</li> <li>◦ This line item can only be invoiced once the certificate of final completion has been signed by all parties.</li> </ul> </li> </ul>						
<p><b>Official Documented Meeting Minutes</b>                      The 802 Modified ConsensusDoc will be between the Prime Contractor and State of Iowa Department of Administrative Services.</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• February 5, 2025 &amp; February 6, 2025</li> <li>• Contact Ryan Schrage upon arrival.</li> </ul>						





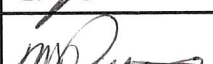


**Questions**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Submit all questions in writing to <a href="mailto:Construction.Procurement@iowa.gov">Construction.Procurement@iowa.gov</a>.</li> </ul>						
<p><b>Official Documented Meeting Minutes</b>                      ATC will conduct PCM air testing for clearing spaces once abatement is completed. The contractor will be responsible for any other interim air testing.                       The number of containment zones will be up to the contractor to determine.</p>						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting. Please contact State of Iowa - Department of Administrative Services if there are any discrepancies or questions with the content of these minutes.

# BID SIGN IN SHEET

Asbestos Abatement Project  
 Eldora STS Project  
 January 30, 2025




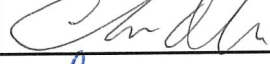





	NAME (Printed)	NAME (Signed)	COMPANY NAME	EMAIL ADDRESS
1	Steve Husson		ATCO	Steve.Husson@oneillco.com
2	Dave Johnson		McMill Asbestos	Dave.Johnson@McMillAsbestos.com
3	Keaton Kleppe		First Onsite	Keaton.Kleppe@firstonsite.com
4	Jason Knox		First Onsite	Jason.Knox@firstonsite.com
5	Mahler Patterson		REW Services	jetp@rewiowa.com
6	Omurthunder		Mid-Iowa Env.	Omur@mid-Iowa.Environmental.com
7	Kirby Hill		Abatement Specialists	kirby@abatement-specialties.com
8				
9				
10				
11				
12				
13				

# BID SIGN IN SHEET

Asbestos Abatement Project

Eldora STS Project

January 29, 2025

	NAME (Printed)	NAME (Signed)	COMPANY NAME	EMAIL ADDRESS
1	STEVE HUDSON		ATLAS	STEVE.HUDSON@ONEATLAS.COM
2	Jay Llewellyn		ACTA	jay.llewellyn@advancedm.durston.com
3	BOB BOURKE		Bourke Inc	bob@bourkeinc.com
4	CHRIS OLSON		STS Eldora	christopher_olson@ihs.iowa.gov
5	Matt Timmerman		Janco	matt.timmerman20@gmail.com
6	Josh Copeland		ESA	josh.copeland@esasite.com
7	ADAM DOUGLAS		McCaughy	ADAM.DOUGLAS@MCCAUGHY.COM
8	Jennifer Kleene		DAS	Jennifer.Kleene@iowa.gov
9	Oliver Shiny		DAS	oliver.shiny@iowa.gov
10				
11				
12				
13				

Project Site Location



Hose Bibb Water Location

Google

Imagery ©2025 Airbus, Maxar Technol...



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## ASBESTOS ABATEMENT SPECIFICATION

State Training School North Buildings  
HazMat Remediation Project #9425.01  
3211 Edgington Avenue  
Eldora, Iowa

January 2, 2025

### PREPARED FOR:

Iowa Department of Administrative Services  
109 SE 13<sup>th</sup> Street  
Des Moines, IA 50319

### PREPARED BY:

Atlas Technical Consultants  
4503 East 50<sup>th</sup> Street, Suite 800  
Des Moines, IA 50317  
Project No. 204BS07982

A handwritten signature in black ink, appearing to read "Phillip Thomas".

Phillip Thomas  
Atlas Technical Consultants  
Iowa Asbestos Project Designer #24-11144

## Asbestos Abatement Specification Section 2081

### PART 1 - GENERAL

**1.1 INTRODUCTION.** Asbestos abatement in building spaces is governed by rules established by the State of Iowa. This specification section addresses or references the requirements for complying with Department of Labor (DOL), Department of Natural Resources (DNR), Occupational Safety and Health Administration (OSHA), and United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos rules. Each and every rule requirement may not be restated in detail since trained, accredited, and licensed contractors and individuals are required for this work and are presumed to be familiar with the relevant laws and rules. Full regulatory compliance is required, and is a part of the contract, whether specifically stated herein or not.

**1.2 DEFINITIONS.** In addition to the terms listed below, all definitions in the laws and regulations listed in Section 1.5 are incorporated by reference, whether or not restated herein.

**Asbestos Abatement Supervisor**, hereinafter referred to as “supervisor” means any person who supervises asbestos abatement workers. This person must be trained, accredited, and licensed as required, and must also meet OSHA “competent person” criteria for asbestos abatement.

**Abatement Contractor (AC)** means the entity responsible for performing the work in this section, and has the training and accreditation to competently perform the work. This entity will obtain and maintain licenses required for the work identified in this section.

**ACM** means Asbestos Containing Material

**IDNR** means the Iowa Department of Natural Resources

**Environmental Consultant (EC)** is selected by the Owner to serve as the Environmental Project Manager on their behalf. For this project the EC shall be Atlas Technical Consultants (Atlas).

**USEPA** means the United States Environmental Protection Agency

**HEPA Filter** means a High Efficiency Particulate Air filter capable of trapping 99.97% percent of mono-dispersed particles greater than 0.3 micrometers in mass median aerodynamic equivalent diameter.

**SDS** means Safety Data Sheet, required by OSHA for any substances which are toxic, caustic, or otherwise hazardous to workers.

**NESHAP** means the National Emission Standards for Hazardous Air Pollutants.

**NIOSH** means the National Institute for Occupational Safety and Health (NIOSH)

**OSHA** means the Occupational Safety and Health Administration.

**Owner** means the owner of the property and the authority ordering the work specified herein.

**PCM** means Phase Contrast Microscopy

**Plasticize** means to apply plastic sheeting over surfaces or objects to protect them from contamination or water damage.

**PPE (Personal Protective Equipment)** means the protective suits, head and foot covers, gloves, respirators and other items used to protect persons from asbestos or other hazards.

**Work Area** means the area or areas where asbestos abatement is being conducted.

### 1.3 SCOPE OF WORK

It is the intent of the Owner to remove damaged / deteriorated asbestos containing materials in the buildings, as identified in the table below. Not all asbestos containing materials identified in the asbestos site survey reports are scheduled to be abated. (Bidders are responsible for field verifying all quantities prior to submitting a bid.)

COOPER BUILDING				
MATERIAL	LOCATION	SAMPLE #	APPROX. QUANTITY	ASBESTOS CONTENT
12"x12" Floor Tile, (White w/ Tan Streaks)	2 <sup>nd</sup> Floor, Rooms: 202,205, 209,211,219, 221, 222, 224, 229, 233, 234	C-1, C-2, C-3	2,160 SF	3-4% Chrysotile
Black Mastic Below 12"x12" Floor Tile		C-1, C-2, C-3	2,160 SF	6% Chrysotile
Floor Mastic (Black), Under Carpet	2 <sup>nd</sup> Floor - Room 223	C-12	380 SF	4% Chrysotile
Tan/Black Mastic below 12X12 Floor Tile (White/Gray Streaks)	1 <sup>st</sup> Floor Rooms: 103, 106, 109, 111, 114, 115, 117, 118	C-23, C- 24, C-25	4,820 SF	4% Chrysotile
Mastic (Black), No Tile	1 <sup>st</sup> Floor Rooms 112, 112A-F	C-26, C- 27, C-28	1,250 SF	5-6% Chrysotile
12X12 Floor Tile (Tan/Gray Streaks)	1 <sup>st</sup> Floor – Room 116	C-29	625 SF	5% Chrysotile
Mastic Below 12X12 Floor Tile (Tan/Gray Streaks)	1 <sup>st</sup> Floor – Room 116	C-29	625 SF	4% Chrysotile
Joint Compound (Walls and Ceilings)	1 <sup>st</sup> Floor Rooms: 109, 110, 112, 112A-F, 114, 115, 116, 117, 118	C-32, C- 50, C-51, C-52	8,000 SF	2% Chrysotile
Mudded Fitting (Green Pipe)	1 <sup>st</sup> Floor – Room 104	C-35, C- 36, C-37	55 MF	40% Chrysotile
Mudded Fitting (Yellow Pipe)	1 <sup>st</sup> Floor – Room 104	C-38, C- 39, C-40	35 MF	35-40% Chrysotile

COOPER BUILDING				
MATERIAL	LOCATION	SAMPLE #	APPROX. QUANTITY	ASBESTOS CONTENT
Tank Insulation, Large (14x16) Tank	1 <sup>st</sup> Floor – Room 104	C-41, C-42	350 SF	35% Chrysotile/ 20% Amosite-
DETENTION BUILDING				
MATERIAL	LOCATION	SAMPLE #	APPROX. QUANTITY	ASBESTOS CONTENT
9"x9" Floor Tile (Brown)	Room B2, Room B11, Room B13	D-1, D-2, D-3	550 SF	3% Chrysotile
Drywall Mud	Room B16	D-22, D119	350 SF	2% Chrysotile
Sheet Flooring	Room 125	D-33	72 SF	3% Chrysotile
Sheet Flooring Mastic	Room 125	D-33	72 SF	5% Chrysotile
TSI Mudded Fittings	Basement – West Wing	Multiple Samples (See Survey Report)	14 MF	(See Survey Report)
TSI Straight Pipe Insulation	Basement – West Wing		320 LF	
TSI Mudded Fittings	Basement – North/Center Wings		50 MF	
TSI Straight Pipe Insulation	Basement – North/Center Wings		290 LF	
TSI Mudded Fittings	Basement – East Wing		230 MF	
TSI Straight Pipe Insulation	Basement – East Wing		1,200 LF	

STEWART BUILDING				
MATERIAL	LOCATION	SAMPLE #	APPROX. QUANTITY	ASBESTOS CONTENT
Mudded Pipe Fittings	1 <sup>st</sup> Floor - Rooms #63 and #62	S-20	20 MF	10% Chrysotile
Tank Insulation	1 <sup>st</sup> Floor - Room #63	S-21, S-22, S-23	100 SF	<1% Chrysotile
SF = Square Feet, LF = Linear Feet MF = Mechanical Fittings				

Drawings are provided to identify the general locations of these materials. All ACM noted in the table above shall be removed including any incidental asbestos containing materials such as fittings covering pipes. Bidders are responsible for quantifying the materials in the scope of work during the pre-bid site visit. Any discrepancies of locations or quantities should be brought to the attention of Owner's Representative as soon as possible and before the bid due date. Not all asbestos containing materials present within the buildings are being abated. Abatement is limited to damaged asbestos containing materials as identified in the table above.

#### 1.4 WORK INCLUDED

- A. The work includes all labor, equipment, materials, and supplies necessary to perform the Scope of work in the Documents by the procedures described herein. The contractor, by submitting a bid for the work, represents itself as knowledgeable and expert in the performance of the work, and includes all things usually and customarily necessary to provide a complete and finished job, whether specifically mentioned or not. Related work may be shown in other related documents, prepared by others. Where there is conflict in the documents, written clarification should be requested to the EC.
- B. Water was previously disconnected to the buildings/property and will not be reestablished. Contractor will need to make their own arrangements to obtain the water needed to perform asbestos abatement work.
- C. Electricity to the buildings/property shall only be available through May 16, 2025.
- D. Removal of asbestos-containing material listed in Section 1.3, including pre-cleaning, establishing regulated areas, isolating the work areas, protection of adjacent areas, containment, construction curtain, cleanup and decontamination to the specified clearance levels, proper packaging and disposal of wastes, and all other steps necessary to complete the scope of work.
- E. Prior to performing abatement, the Contractor is required to restrict public access and visibility of the work by installing a temporary barrier in front of the staging area. The barrier shall include black poly sheeting and secured to prevent unauthorized access.
- F. Exhaust units must be vented to the outside of the building. This may involve the use of additional lengths of flexible duct connected to the unit and routed to the nearest outside opening. When not feasible due to fixed windows, as determined by the EC, negative air

machines will be double HEPA filtered. The area receiving the exhaust shall not interfere with building occupant activities.

- G. Compliance with all applicable laws, regulations, standards, and these specifications. In the case of a conflict, the contractor will comply with the most stringent.
- H. Contractor is required to fully comply with these specifications.
- I. All licenses, accreditations, permits, fees, notifications, reports, or other documents required by law, regulation, this specification, or the Documents.
- J. Provide project closeout documentation to the EC within thirty (30)-days after final clearance of each Phase. This documentation shall include, but is not limited to, items listed in Section 1.7, Submittals by the Contractor.

### 1.5 LAWS, REGULATIONS AND STANDARDS

A. The following laws, regulations, and standards are incorporated by reference:

- 1. Iowa Division of Labor (DOL), Iowa Workforce Development  
Iowa Administrative Code (IAC) 875 Chapter 10 (IAC 875-10)  
IAC 875-155
- 2. Iowa Department of Natural Resources (IDNR)  
IAC 567-23
- 3. Occupational Safety and Health Administration administered by the Iowa Department of Labor:
  - 29 CFR 1910.134 US OSHA Respiratory Protection
  - 29 CFR 1910 US OSHA General Industry Standards
  - 29 CFR 1926 US OSHA Construction Standards
  - 29 CFR 1926.1101 US OSHA Asbestos Construction Standards
  - 29 CFR 1910.1001 US OSHA Asbestos Standards
- 4. Environmental Protection Agency NESHAPS regulations administered by the Iowa Department of Natural Resources including:
  - ASHARA USEPA Asbestos School Hazard Abatement Reauthorization Act
  - 40 CFR Part 61 USEPA National Emissions Standards for Hazardous Air Pollutants (NESHAP)
  - 40 CFR 763 Subpart E USEPA Asbestos Hazard Emergency Response Act (AHERA) Rules
  - 40 CFR 763 Subpart E, Appendix C USEPA Asbestos Model Accreditation Plan (MAP): Interim Final Rule

### 1.6 ASSESSMENT, MONITORING, TESTING AND ANALYSIS

- A. The EC will be independent of the Contractor and hired by the State for monitoring the project. The EC will perform periodic testing, inspection, and monitoring services during the asbestos work and conduct final visual and clearance air sampling of each work area

upon completion. The EC will be licensed for asbestos, trained for phase contrast microscopy (PCM) analysis and a participant in a quality control program for proficiency. The monitoring will include the following parameters:

1. When on-site performing periodic inspection during abatement work, the EC shall:
  - a. Enter the work area to inspect the work procedures and work area integrity.
  - b. Maintain a daily log to record the day's events, problems, corrective actions.
  - c. Collect air samples outside the work area at the perimeter and at the exhaust of the negative air machine.
  - d. The EC will stop the work if airborne asbestos concentrations outside the work area exceed 0.01 f/cc. The work may restart when the source of fiber release has been identified and corrected. Contractor will be responsible for cleaning and decontaminating the outside area if caused by the asbestos abatement activities.
  
2. Upon completion of the work, the EC shall:
  - a. Visually inspect the work area for visible debris and/or gross contamination.
  - b. Contractor shall be required to re-clean the area, or portions of areas, until no visible debris and/or gross contamination remains and the work area is dry.
  - c. Clearance testing by PCM will be performed for each work area.
  - d. Collection and analysis of samples will be conducted in general accordance with NIOSH Method 7400 and will not exceed the USEPA clearance level of 0.01 f/cc.
  - e. Preparation and submittal of the Project Report to the Owner within 30 days of project completion and receipt of all waste manifests.
  
- B. The Contractor shall provide OSHA compliance air monitoring to determine exposures to its employees in accordance with OSHA 29 CFR 1926.1101. Frequency of testing will comply with OSHA requirements for the anticipated and actual exposure levels.
  1. A written Exposure Assessment is required prior to the start of the work to determine the requirements for respiratory protection and frequency of OSHA monitoring for each type of activity. If the DOL requests additional monitoring and data for the exposure assessment, the testing will be conducted at the expense of the abatement contractor.
  2. Analysis may be performed on-site by a trained Air Sampling Professional experienced in the fiber counting methods outlined in NIOSH Method 7400 and supporting training documentation or successful training certificate.

## **1.7 SUBMITTALS BY THE CONTRACTOR**

- A. Bid Submittals. The following list of items shall be submitted in whole as part of the bid. If the following items are not included in the bid package by the Contractor, the bid may be rejected.
  1. Disclosure of past and pending violations in respect to environmental, safety or asbestos rules (State and Federal).
  
- B. All asbestos notifications should be made within the accepted time frame to the Iowa Department of Natural Resources and Iowa Department of Labor as required.

Notifications shall be submitted a minimum of 10 working days before commencement of work. A copy of the required submittals shall also be provided to the EC for review prior to submittal to the regulatory agencies.

- C. Following receipt of the notice of award from IDAS, the contractor shall within 5 days provide a copy of their current unexpired Iowa permit/license to perform asbestos abatement and their Iowa Contractor Registration.
- D. After the project is awarded, the selected Contractor shall provide the following to the EC ten days prior to commencement of Work:
  - 1. Documentation of arrangements of transport and disposal, and landfill name and location,
  - 2. Contractor must submit a copy of their current unexpired Iowa Asbestos Abatement Worker and Supervisor license for all workers anticipated to be assigned to this project. Worker training documentation, medical examinations, fit tests, certifications and training courses shall also be provided that are relevant to the Project,
  - 3. Drawings or sketches for layout and construction of isolation barriers and decontamination units and type of containments,
  - 4. Respirators: NIOSH approvals and manufacturer certification of P-100 cartridges.
  - 5. Fit test documentation for all employees and the fit test agent,
  - 6. Manufacturers' certifications that all HEPA vacuums, negative air pressure equipment, and other local exhaust ventilation equipment conform to ANSI Z9.2-79
  - 7. OSHA Exposure Assessment, if applicable,
  - 8. Laboratory and analyst credentials for contractor OSHA samples, and
  - 9. Safety Data Sheets (SDS) for chemicals used on-site.
- E. To the EC weekly during the abatement work:
  - 1. Job progress reports detailing abatement activities, progress compared to schedule, problems and actions taken, injury reports, and equipment breakdowns.
  - 2. Quantity of asbestos materials removed.
  - 3. Waste Shipment Records.
  - 4. Work site Entry logs.
  - 5. Measurement logs for negative pressure differentials for each containment.
  - 6. Filter Change logs for respirators, HEPA vacuums, negative air machines, and other engineering controls.
  - 7. OSHA compliance air monitoring data, and
  - 8. Worker license and certification log.

## **PART 2 - PRODUCTS**

**2.1 TOOLS and EQUIPMENT.** All equipment shall at least conform to minimum industry standards (i.e. ground-fault circuit interrupter (GFCI)).

A. Equipment:

- 1. Negative Air Machines shall provide HEPA filtration and conform to ANSI Z9.2 fabrication criteria.

2. Respirators shall be NIOSH approved for use with asbestos or other contaminants anticipated in the work.
3. Contractor is fully responsible for complying with OSHA rules for other safety equipment, such as hard hats, safety harnesses, eye protection, gloves, footwear, and any other safety devices used on the site.

**B. Tools:**

1. Shovels and scoops shall be metal, rubber or plastic, suitable for use in a plasticized containment.
2. Scrapers, brushes, utility knives and other hand tools shall be of good quality and suitable for the intended uses. The contractor shall keep an ample supply on hand for the completion of the work. If fixed open blade knives are to be used, the proper hand protection shall be utilized (i.e. cut resistant gloves).
3. Power tools such as, but not limited to saws, pneumatic chisels, brushes, sanders, and needle guns shall be equipped with shrouds and HEPA-filtered local exhaust systems to capture released particles.
4. Submit proposed tools and methods to be used for removal.
5. Unsafe tools or improper usage of tools may become prohibited items at the discretion of the Owner's Representative based on safety concerns.

**2.2 MATERIALS**

- A. Installed materials which become a part of the work such as, but not limited to, encapsulants shall be of good quality, non-lead-bearing, free of asbestos, and conform to the respective reinstallation specification sections prepared by others.

1. Contractor shall ensure that encapsulants and sealants used as primers, basecoats, or covering existing materials are compatible with the respective existing or reinstallation materials and their manufacturers' warranties.

**B. Abatement materials**

1. Polyethylene sheeting for all applications shall be 6-mil nominal thickness for floors, drop cloths, and walls.
2. Tape shall be 2" or 3" duct tape or other waterproof tape suitable for joining poly seams and attaching poly sheeting to surfaces.
3. Water had been disconnected to the building/property. Contractor will need to provide the water needed to perform asbestos abatement work.
3. Spray adhesives shall be non-flammable and free of methylene chloride solvents.
4. Disposal bags shall be 6-mil polyethylene and shall be properly labeled.
5. Disposable suits, hoods, and foot coverings shall be TYVEK® or similar.
6. Solvents shall be compatible with any primers, mastics, adhesives, paints, coatings, or other surfacing materials to be installed following their use.

- C. **ACCEPTABLE MANUFACTURERS/PRODUCTS:** All products must meet or exceed ASTM standards.

## **PART 3 - EXECUTION**

### **3.1 EMPLOYEE TRAINING, QUALIFICATION AND MEDICAL SCREENING**

- A. Supervisors and Workers shall be trained, accredited, and licensed in accordance with State and Federal rules.
  - 1. Contractor shall keep copies of licenses, initial training course certificate, and most recent annual refresher training certificate at the jobsite at all times for all contractor personnel.
  - 2. A licensed asbestos abatement supervisor (competent person) shall be present at the worksite at all times when work under this section is being conducted.
- B. Medical Screening. All contractor personnel shall have a current medical examination in accordance with OSHA requirements. Copies of the Physician's Written Opinions shall be kept on site.

### **3.2 PERMISSIBLE EXPOSURE LIMITS**

- A. The OSHA permissible exposure limit (PEL) for worker exposure to airborne asbestos is 0.1 f/cc as an 8-hour time-weighted average (TWA).
- B. The OSHA short term excursion limit for worker exposure to airborne asbestos is 1.0 f/cc for a 30-minute sample.
- C. The permissible level of airborne fibers in areas adjacent to the work area is 0.01 f/cc as determined by PCM in general accordance with NIOSH Method 7400.
  - 1. Work shall immediately cease in the work area containment when airborne fiber concentrations exceed this level.
  - 2. The source of outside contamination shall be determined, and corrective measures (e.g. wet cleaning, changes in work practices, negative pressure containment) shall be implemented to prevent recurrence.
  - 3. The contractor shall be responsible for cleanup of contamination in adjacent areas caused by the asbestos abatement activities.

### **3.3 EXPOSURE ASSESSMENT AND MONITORING**

- A. The Contractor shall make an assessment of the airborne exposures. The assessment shall conform to OSHA requirements and may be based upon:
  - 1. Initial monitoring of representative workers who the contractor believes are exposed to the greatest airborne concentrations of asbestos.
  - 2. Past monitoring (within the past 12 months) or objective data for conditions closely resembling the processes, type of material, control methods, work practices and environmental conditions to be used for this project.

3. Review of the documentation may require approval from local regulators to be accepted.
- B. The contractor shall perform daily personal monitoring in accordance with those requirements as established in OSHA or by the local governing authority / enforcement officer.

### **3.4 RESPIRATORY PROTECTION**

- A. Respiratory protection shall be worn by all persons potentially exposed to airborne asbestos fibers from the start of the abatement project until all areas have passed clearance air monitoring.
- B. Contractor shall have a written respiratory protection program in accordance with OSHA 29 CFR 1910.134, including but not limited to, medical screening, semi-annual fit testing, training, cleaning and maintenance.
- C. Respirators shall not be removed while in the work area.
- D. Only NIOSH-approved respirators shall be used.
- E. Additional respiratory protection such as organic vapor cartridges, may be needed when handling some solvents, coatings, or stripping products. Consult the MSDS, manufacturer, or industrial hygienist, and obtain the proper cartridges and usages as necessary.

### **3.5 HYGIENE PRACTICES**

- A. Eating, drinking, smoking, chewing gum or tobacco, and applying of cosmetics are not allowed in the work area.
- B. All persons entering the work area are required to wear appropriate PPE and follow the entry and exit procedures posted in the Personnel Decontamination Enclosure System.
- C. PPE shall include, at a minimum:
  1. Full body disposable suits, headgear (including respirators), and footwear.
  2. Gloves.
  3. Non-disposable footwear and clothing shall remain in the work area and shall be disposed of as contaminated waste when the job is completed.
  4. Authorized visitors shall be provided with suitable PPE.

### **3.6 PROHIBITED ACTIVITIES.**

- A. Dry removal or dry sweeping.
- B. Use of compressed air for cleaning.

- C. Use of high speed power tools not equipped with a HEPA-filtered local exhaust system.

### 3.7 WORK AREA ISOLATION AND PREPARATION

- A. General Preparation. Contractor shall:

- 1. Post:
  - a. OSHA asbestos warning signs at every entrance to the work area.
  - b. Decontamination and work procedures in equipment rooms and clean rooms.
  - c. USEPA NESHAP asbestos rules (40 CFR Part 61, subparts A & M) in the clean room.
  - d. OSHA Asbestos Construction Standards (29 CFR 1926.1101) in the clean room.
  - e. Entry and Exit Log
  - f. List of telephone numbers in the clean room for:
    - (1) local hospital and/or local emergency squad.
    - (2) owner security office (if applicable).
    - (3) owner representative reachable 24 hours per day.
    - (4) contractor's headquarters.
    - (5) architects or consultants directly involved in the project.
- 2. Secure the work area from entry by unauthorized persons using black polyethylene sheeting as a construction area barrier and post construction warning signs.
- 3. Separate work areas from occupied areas.
  - a. Seal off all doorways and corridors which will not be used for passage during work.
  - b. Install isolation barriers in all openings larger than 4' x 8', consisting of double-layer 6-mil poly to prevent access to the contained areas.
- 4. Have an approved fire extinguisher in the equipment room.
- 5. Install and maintain walk-off mats to the general work entrance.

- B. Interior Preparation

- 1. Install negative air machine in the work area. The equipment shall exhaust through a HEPA filter to the outside of the building or the exhaust will be double filtered. The equipment shall remain in operation twenty-four hours a day until decontamination of the work area and final air sampling and analysis is completed. Seal openings around exhaust ducts. Exhaust from the negative air movement equipment shall not be allowed to be released within the buildings unless unfeasible as determined by the EC. All HEPA filtered air movement equipment shall be maintained according to this specification or regulations.
- 2. Shut down and isolate heating, ventilating, air conditioning (HVAC) systems which are within the work area.

3. Seal off all windows, corridors, doorways, bathrooms, closets, skylights, ducts, grilles, diffusers, and other penetrations or openings with 6-mil poly and tape.
  4. Contractor shall provide water as needed for completion of asbestos abatement work as water service has been disconnected to the buildings/property.
  5. Electricity to the buildings/property shall only be available through May 16, 2025.
  6. Protect and cover floors, in those areas in which no abatement is to be performed with 6-mil poly with seams staggered and taped, and extending 12" up walls. Maintain for the duration of the project.
  7. Protect and cover the walls in the work area.
  8. Protect and cover non-movable fixed objects from which no abatement will be conducted (e.g. fixed cabinets, shelves, etc.). The pipe insulation may be removed and disposed of as part of the project or pre-cleaned and sealed.
  9. Asbestos materials shall not be disturbed during the preparation phase.
  10. Maintain emergency and fire exits.
  11. In all areas for abatement install a three chamber Worker Decontamination Enclosure System, consisting of clean room, shower room (both hot and cold water), and equipment room separated by air locks, all with curtained doorways, of sufficient size to serve the size of the crew.
    - a. Where an adjacent decon unit is not feasible (i.e., for multiple tented glovebag operations), the AC shall (only with an approved variance from the EC):
      - (1) set up the decon unit within the work area barriers
      - (2) establish a negative pressure of at least 0.02" water column (wc) between the equipment room and adjacent spaces, including the clean room
      - (3) provide at least 4 air changes per hour within the decon unit
11. Once operational, the system shall be inspected daily. Damages and defects will be repaired immediately upon discovery.

C. Exterior Preparation (for areas that interface with interior work)

1. 6 mil poly sheeting shall be placed over the ground, foundation, or other surfaces below the abatement area.
2. Unauthorized entry shall be prevented by using appropriate barriers, such as warning tape, fencing, or other suitable barriers.
3. Nearby air intakes, grilles, and other openings into the building interior shall be sealed off with 6 mil poly and tape.

### 3.8 ABATEMENT PROCEDURES

A. Removal:

1. Asbestos materials shall be wetted and kept wet during removal.
2. ACM waste shall be bagged or containerized as it is removed.
3. For steam and condensate piping/tanks only, the piping can be cut / wrapped with the insulation in place rather than abating the insulation from the piping.
4. Work areas shall be kept wet until visible material is cleaned up.
5. Asbestos waste shall be removed from the work area daily.
  - a. The waste shall be placed and sealed in a properly labeled 6-mil poly bag.
  - b. The bag shall be cleaned and placed in a second properly labeled 6-mil poly bag. This bag shall be sealed by securing with duct tape, folding over taped area and goose necking with duct tape.

### **3.9 CLEANING AND DECONTAMINATION**

- A. All visible accumulations of ACM, debris, tools, and unnecessary equipment shall be removed from the work area.
- B. First clean:
  1. Wet clean all surfaces and remove excess water.
  2. Remove outer layer of poly and dispose as ACM waste (splash guards and poly protecting the underlying surfaces).
  3. Critical barriers on windows, doors, penetrations, and other openings shall remain in place and negative air system shall remain in continuous operation until final clearance tests have passed.
- C. Visual inspection: EC and contractor jointly inspect the work area for visible residue and excess water and, if observed, repeat the clean/ wait cycle until residues are not detected and work area is dry.
- D. Remove all tools, cleaning materials, remaining wastes from the work area.
- E. Apply lock-down encapsulants where specified in the Documents.
- F. Notify EC that work area is ready for final clearance testing.

### **3.10 FINAL CLEARANCE**

- A. Final clearance testing shall be performed after the final cleaning and visual inspection has been completed and where no visible water or condensation remains.
- B. All work areas shall be tested and analyzed by PCM methodologies.
- C. If final clearance test(s) fail, the AC shall be responsible for repeating the cleaning sequence as necessary until final clearance tests are successful, at no additional cost to the owner. The AC shall also be responsible for paying for the

additional time and expenses incurred by the EC for conducting the repeat clearance sampling, analysis and project oversight.

- D. Upon completion of a successful visual inspection and test, a “punch list” walkthrough shall be conducted for each area that contained special wastes, non-hazardous special waste or hazardous waste within five working days of completion of the work by the Contractor. The Contractor, Environmental Consultant and the Owner will participate in the walkthrough. All punch list items shall be completed within five working days of walkthrough. The items will include all deficiencies found in the inspections of the AC’s work which is to be corrected. When the deficiencies have been removed, the AC shall request a re-inspection by the EC.

### 3.11 SPECIAL PROCEDURES

- A. **Glovebag Procedure.** Glovebags may be used to remove small sections of ACM pipe insulation encountered.
1. Typical preparation/notification requirements apply.
  2. Glovebag removal will require a single layer, 6 mil poly tent containment with negative pressure air filtration.
  3. Glovebag construction shall be 6 mil poly with seamless bottom, suitable for the intended use (straight runs, fittings, elbows, vertical pipes, etc.) without modification.
  4. At least two licensed workers shall perform glovebag operations.
  5. Workers shall wear full body PPE and at least a ½ mask APR equipped with a P-100 cartridge. Note here, too, that OSHA still requires an exposure assessment and respirators that are appropriate for the expected airborne fiber concentrations.
  6. Prior to use, all loose or damaged material adjacent to the operation shall be wrapped in two layers of 6 mil poly or otherwise be rendered intact.
  7. Work Practices shall include:
    - a. Install to completely cover the circumference of pipe or other structure. Pipe insulation diameter shall not exceed ½ the bag working length above the glove sleeves.
    - b. Smoke test for leaks and seal any leaks prior to use.
    - c. Single use and not moved.
    - d. Wet removal methods on the materials to be removed and wet cleaning to remove all visible ACM from the pipe or structure surfaces.
    - e. Not to be used on surfaces greater than 150°F.
    - f. Spray down the interior surfaces of the bag, substrate, and removed ACM.
    - g. Wet down remaining ACM surfaces or seal with encapsulant.
    - h. Seal off the lower portion of the bag containing the ACM waste by twisting several times and sealing with tape.
    - i. Collapse glovebag with a HEPA vacuum.

- j. Place the detached glovebag directly into a 6 mil poly waste disposal bag and gooseneck-seal it in the waste disposal bag for disposal.
- k. Dispose in accordance with this specification.

### 3.12 WASTE DISPOSAL AND EQUIPMENT LOAD-OUT

- A. Preparing equipment for load-out
  - 1. Remove gross debris from equipment and wet wipe all surfaces.
  - 2. Seal openings to prevent escape of internal contamination; or open up equipment, remove filters, and make equipment interiors accessible for cleaning and decontamination.
- B. Packaging asbestos wastes:
  - 1. All asbestos-containing wastes, including removed ACM and debris, containment poly, critical barrier materials, suits, respirator cartridges, vacuums and negative air machine HEPA filters, water filters, and other asbestos-containing items shall be properly packaged in 6 mil poly for disposal.
  - 2. Use double 6 mil poly bags with “gooseneck” seal, or other impermeable containers.
  - 3. Wrap large or irregular items in 2 layers of 6 mil poly sheeting and seal with tape.
  - 4. Sharp, jagged, or other items that may puncture poly shall be packaged in rigid impermeable containers such as drums or boxes or wrapped in burlap or other protective covering before sealing in double bags or double layers of 6 mil poly.
  - 5. Label containers:
    - a. OSHA warning label.
    - b. DOT performance-oriented hazardous material label.
    - c. Name and address of generator and abatement location.
- C. Removing items from the work area:
  - 1. Packaged asbestos wastes, non-porous debris (such as doors, hardware, and other items that can be decontaminated), and equipment shall be wet cleaned, moved into the equipment decontamination enclosure system, cleaned a second time, and moved into the holding area.
  - 2. Containers and equipment shall be removed from the holding area by workers in clean PPE and respirators who enter from the uncontaminated side (outside). The equipment decontamination enclosure system shall not be used to enter or exit the work area.
- D. Storage of packaged asbestos wastes shall be in a completely enclosed dumpster or other suitable container that can be secured. The secured area shall be kept locked at all times to prevent unauthorized access.

- E. Shipment of items from the project.
  - 1. Decontaminated tools and equipment may be shipped by normal carrier to warehouse, another jobsite, or other destination.
  - 2. For asbestos wastes:
    - a. Line shipping container with 6 mil poly prior to loading packaged asbestos wastes.
    - b. Post NESHAP placards during loading.
    - c. Persons performing loading operations shall wear PPE including respirators.
    - d. Containers and packages shall be tightly packed together to prevent shifting during transport. Large components or heavy items shall be secured to prevent shifting and shall not be stacked on top of bags.
    - e. Execute the NESHAP-required Waste Shipment Record (WSR) to be signed by the generator, transporter, and landfill. All WSRs shall be returned to the EC within 30 days of shipment.
- F. Disposal of packaged asbestos waste.
  - 1. Only landfills approved and permitted by the State of Iowa for accepting asbestos wastes may be used for disposal.

### 3.13 DEMOBILIZATION

- A. EC shall visually inspect the work area for evidence of visible debris prior to releasing the area for tear-down. Detection of contamination will require additional cleaning and re-testing of the work area.
- B. Remove critical barriers and seals.

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END OF SECTION 02080