



Board of County Commissioners • Escambia County, Florida

Paul R. Nobles/Purchasing Manager  
Office of Purchasing

September 24, 2018

To: All Known Prospective Bidders

**Addendum Number 4:**

Re: Re-Bid Old Courthouse 2nd Floor Restroom ADA Modifications; Specification Number PD 17-18.078

All:

We recently sent you an Invitation to Bid on the above-mentioned specification.

This Addendum Number 4 provides for response to questions/statements.

**Questions/Statements Received**

In review of lead survey dated 1/29/2008 sheet D4 states original plaster walls, ceilings, and decorative moldings throughout floors are coated with lead based This is really important: the current amount of demolition that has occurred at the work area has created a huge amount of uncontrolled or uncontained dust leaving a hazard to all in and around this area. This should be addressed so the liability lays with the previous contractor thru wipe tests.

**Response:** *General response for Lead Based Paint (LBP) Hazards: The project is exempt from HUD's Lead Safe Housing Rule at 24 CFR Part 35.115 and is not applicable under the EPA Lead Renovation, Repair, and Painting Rule at 40 CFR 745.82(a). Contractors should refer to OSHA's Lead in Construction guidance and the safety work plan as provided in the original specifications to the project.*

1. In reference to the LBP survey testing log dated 2/12/2008 which sample numbers represent the restroom in this bid, to include ceilings, walls, and other room components.

**Response:** *In the 2008 PSI LBP Survey, it appears that the applicable samples are #141-145. However, any parts of the bathroom surveyed by PSI in 2008 may no longer be intact given the extensive demolition, possible modifications made since that time, and existing conditions of the work site. A current sampling of paint chips that were taken from the west wall is included in this addendum.*

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2. Since 2008 has this area in question been abated for lead and asbestos.

Example: Testing log sample #141-145 shows there is not a hazard on the walls; but does mention the ceiling yet page D-4 (floor plans) states original plaster walls, ceilings, and decorative moldings throughout floor is coated with LBP which this work area has. The testing sample # for this area will tell me if this is a hazard and what protocol to take. If it is at or above 1mg/cm<sup>2</sup>. We have to do all the practices necessary to protect the occupants to include 3rd party testing if it is less we do safe work practices.

Please advise.

**Response:** *To my knowledge, no lead or asbestos abatement work has been performed in the bathroom area included in this scope of work. See general response above regarding LBP hazards.*

3. In addendum #1 page 2 of 3 Line item "d" states to encapsulate ANY found lead. Does this include levels below the action level of 1mg/cm<sup>2</sup>.

**Response:** *Addendum #1 states that the contractor will "incapsulate any found lead paint on existing conditions." The County has determined that they will employ PSI to devise a work plan and have the work area cleaned by a certified lead abatement contractor prior to commencement of work on this project by a general contractor. The work plan will include removal of loose paint on the affected west wall, install of sheetrock on exposed west wall where steps were removed, and abatement as well as properly setting up the work area as a clean area for the GC. Clearance of the site will be performed by PSI before the general contractor is given Notice to Proceed on the renovation job. Work should be completed by the end of October.*

4. Encapsulation is considered an abatement process and requires an abatement contractor which mandates 3rd party clearance. Is this what you want?

I don't mean to be difficult. Lead is a hazard and will enter the body thru your breathing and hand to mouth activities, anyone that has entered this area since the demolition process has been exposed to both lead and asbestos. Dust wipe samples will answer that liability or will tell if this area needs clearance or not before any work or further exposure is started.

This should be the liability of the previous contractor.

**Response:** *See #3 above. Any reference in the existing work specifications to a "lead abatement contractor" is deleted. The general contractor should perform all*

*work as required in the scope of work, hiring qualified subcontractors as needed, and follow all safe work precautions.*

5. Will you do dust wipe samples and or Tclip the materials generated to determine the level that now exist?

**Response:** *See attachment for lead chip sampling.*

6. Plan E1 shows power home run to 3rd floor panel since there is no space in said panel the second-floor electrical panel will work as per pre-bid is this ok? The panel seemed full as well. Please advise.

**Response:** *The electrical engineer has determined that the third-floor panel in the best option. Price the bid as shown on plans.*

7. Is it necessary to move the existing locations of the toilet and sink in what will be the men's room in order not to have to relocate plumbing and waste lines?

**Response:** *Toilet and sink locations must meet ADA requirements and shall be located where shown on plans.*

Asbestos: It is unknown if any asbestos will be encountered in this project. Contractors should submit their base bid for construction only excluding any possible asbestos removal. If general contractor encounters asbestos or suspected asbestos, s/he should notify project manager for third party testing and for submission of a change order if required.

Attachment: Lead in Paint Chips Report dated 8/30/18 by EMSL Analytical

This Addendum Number 4 is furnished to all known prospective bidders. Please sign and return one copy of this Addendum, with original signature, with your bid as an acknowledgement of you having received same. You may photo copy for your record.

Sincerely,



Emily D. Weddington, CPPB  
Purchasing Coordinator

Acknowledgement of Receipt of Addendum 4:

SIGNED: \_\_\_\_\_

COMPANY: \_\_\_\_\_

**EMSL Analytical, Inc.**

3303 PARKWAY CENTER COURT, Orlando, FL 32808

Phone/Fax: (407) 599-5887 / (407) 599-9063




<http://www.EMSL.com>[orlandolab@emsl.com](mailto:orlandolab@emsl.com)

EMSL Order: 341811751  
 CustomerID: ESCA26  
 CustomerPO:  
 ProjectID:

Attn: **Marcus Faulkner**  
**Escambia County**  
**221 Palafox Place, Ste. 200**  
**Pensacola, FL 32502**

Phone: (850) 554-1527  
 Fax:  
 Received: 08/30/18 9:55 AM  
 Collected: 8/29/2018

Project: **Old Court House Bathroom Remodel****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\***

Lab ID:	Analyzed	Weight	Collected	Reporting Detection Limit	Lead Concentration	
341811751-0001	8/30/2018	0.2818 g	8/29/2018	0.80 % wt	9.4 % wt	
<b>Client Sample 1</b>		Site: Existing West Wall Green				
341811751-0002	8/30/2018	0.2810 g	8/29/2018	0.0080 % wt	0.20 % wt	
<b>Client Sample 2</b>		Site: Existing West Wall Grey				
341811751-0003	8/30/2018	0.2709 g	8/29/2018	0.0080 % wt	0.16 % wt	
<b>Client Sample 3</b>		Site: Demo Wall				

**Guidelines for Federal USEPA/HUD Lead in Paint Chips**=0.5 % Wt or =1.0 mg/cm<sup>2</sup> is the EPA definition of a lead-based paint.

Below Method Reporting Limit (RL)



Above RL but below EPA definition of a lead-based paint



Above EPA definition of a lead-based paint

These guidance limits are typically used in most scenarios. More stringent local or project specific guidelines may apply.

Please contact the laboratory for statement of uncertainty data for the utility of properly evaluating these results against any regulatory standards or guidelines.  
 No responsibility or liability is assumed for the manner in which the results are used or interpreted.

Carlos Rivadeneyra, Laboratory Director  
 or other approved signatory

\*Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC--ELLAP Accredited #163563

Initial report from 08/30/2018 12:13:46