



*Carrie Eklund
Director
Finance Department*

**ADDENDUM TO BID
319 CEDAR ST, 431 & 501 S. MAIN ST DEMOLITIONS
BID NO.: 1216-PW-137**

ADDENDUM NO.: 1

To: All Bidders:

Please make the following changes to the above mentioned bid package.

ASBESTOS INSPECTION REPORTS

REMOVE the asbestos inspection report for 431 S. Main St. and replace with the attached asbestos inspection report.

All other portions remained unchanged.

A copy of this addendum or a reference thereto must be included with your bid or the bid will not be read or considered.

If you have any questions please contact the Central Services Division at (779)348-7164.

DATED: December 27, 2016

FINANCE AND PERSONNEL COMMITTEE

Xavier Whitford
Central Services Manager



September 28, 2016

City of Rockford
Attn: Ryan Lundberg
425 E. State Street
Rockford, IL 61107

Re: Preliminary Asbestos Inspection, 431 S. Main Street, Rockford, IL

Dear Mr. Lundberg:

On August 30, 2016, a non-destructive NESHAP preliminary inspection was performed at 431 S. Main Street, Rockford, IL. Certified Asbestos Inspector Jennifer Anderson (100-07971) performed the inspection in order to determine the presence of asbestos within the building materials. The inspection consisted of visual observation, bulk sampling of building materials, and laboratory analysis of suspect asbestos containing building materials by a laboratory that successfully participates in the AIHA Proficiency Analytical Testing (PAT) program. Samples were submitted to Micro Analytical in Milwaukee, WI, for analysis by polarized light microscopy (PLM). The type and quantity (percentage) of asbestos are identified by polarized light microscopy (PLM) following preparation and identification protocols recommended by the National Institute for Occupational Safety and Health (NIOSH) and the National Voluntary Laboratory Accreditation Program (NVLAP).

FRIABLE / REGULATED ASBESTOS – material can be crumbled, pulverized, or reduced to powder by hand pressure; these materials must be removed prior to demolition activities and should be addressed during renovation activities that would disturb the material, such as thermal system insulation. The following friable asbestos containing materials were identified:

- Aircell pipe wrap (20% chrysotile by PLM)

CATEGORY 1 NON-FRIABLE – material is pliable (not brittle), breaks by tearing rather than fracturing and does not easily release asbestos fibers upon breaking; these materials should be addressed during renovation activities that would disturb the material, but do not need removal prior to demolition activities (handled as demolition material at a certified landfill) if they are in good condition and not rendered friable during handling, transporting, and disposal. However, most asbestos containing building materials on concrete substrate are removed prior to demolition activities to reduce the overall cost due to landfill charges and the fact that concrete cannot be left on site or recycled with these materials in place. Category I Non-Friable materials include resilient floor coverings, asphalt roofing materials, gaskets, and packing. The following types of Category I Non-Friable asbestos were identified:

- Roofing, assumed
- Grey 9" x 9" floor tile (8% chrysotile by PLM) with non-ACM black mastic – southeast corner of building over black 9" x 9" floor tile (3% Chrysotile) with non-ACM black mastic
- Red 9" x 9" floor tile (3% Chrysotile by PLM) with non-ACM black mastic – southeast corner of the building over black 9" x 9" floor tile (3% Chrysotile) with non-ACM black mastic
- Light green 9" x 9" floor tile (2% Chrysotile by PLM) with non-ACM black mastic – office in southeast corner of the building

- Dark green 9" x 9" floor tile (5% chrysotile by PLM) with ACM black mastic (10% chrysotile by PLM) – east part of building
- Dark brown 9" x 9" floor tile (5% chrysotile by PLM) with ACM black mastic (10% chrysotile by PLM) – east part of building

*Please Note: non-friable asbestos containing materials in **good** condition that fall under Category I, such as flooring and/or mastics on wood substrate and roofing materials are not **required** to be removed prior to demolition per the USEPA 40 CFR Part 61 National Emissions Standards for Hazardous Air Pollutants (NESHAP); Final Rule, dated November 20, 1990. However, while demolition is being performed the material must be kept wet and all debris must go to an approved landfill that accepts demolition debris and does not burn, crush, grind or recycle the material. In addition, you must have a trained individual knowledgeable in the provisions of 40 CFR Part 61, Subpart M, on site during the demolition and available for inspection during normal business hours. If material becomes damaged or rendered friable during demolition, proper abatement procedures must immediately be instituted.*

CATEGORY II NON-FRIABLE – material is not pliable, breaks by fracturing rather than tearing, and does release some asbestos fibers upon breaking; these materials should be addressed during renovation activities that would disturb the material and are removed prior to demolition activities since they are normally rendered friable during demolition and/or handling, transporting and disposal. Category II Non-Friable materials include any non-friable asbestos containing material that is not in Category I (i.e. transite siding). No Category II Non-Friable asbestos containing materials were identified.

NON ASBESTOS CONTAINING MATERIALS – The following materials were tested and found to contain *no* asbestos (or less than 1%):

- Brick and mortar
- Plaster over terra cotta brick
- Wall tile mastic
- Window glazing
- Exterior caulk
- Red terrazzo
- Green terrazzo
- Plaster on brick
- Concrete block mortar

Note: the southwest portion of the building of this building was unsafe, with a collapsed roof, and was therefore not inspected. The interior of the building was full of debris and in disarray, making further inspection difficult.

EPA guidance recommends analysis of non-friable materials by PLM with gravimetric reduction due to the high number of false negative PLM analyses for these types of materials. Asbestos fibers in these materials are often below the detection capabilities of the optical PLM microscope and cannot be detected. Gravimetric reduction includes high temperature ashing and acid digestion and is normally performed prior to Transmission Electron Microscopy (TEM) analysis. Gravimetric reduction of non-

friable samples prior to PLM analysis enhances the detection of fibers. If no asbestos is detected by this method, TEM is recommended for definitive analysis.

Due to the distinct possibility that conditions may exist which could not be identified within the scope of this preliminary inspection or which were not apparent during the site visit, any additional material discovered that has not been listed above must be assumed to be asbestos containing; or, if non-friable material becomes damaged or rendered friable during the renovation/demolition activities, proper abatement procedures must immediately be instituted. You must have a trained individual knowledgeable in the provisions of 40 CFR Part 61, Subpart M, on site during the demolition and available for inspection during normal business hours. It is recommended that this report be sent to the demolition contractor as well.

If you have any questions, please feel free to contact me at 815/962-9000. Thank you for the opportunity to serve you on this project.

Sincerely,

A handwritten signature in black ink that reads "Jennifer R. Anderson". The signature is written in a cursive, flowing style.

Jennifer L. Anderson
President

Appendix A - Laboratory Analytical Reports
Appendix B - Photographs
Appendix C - Quantities and Budgetary Estimate

Appendix A

MICRO ANALYTICAL, INC.

11521 West North Avenue
Milwaukee, WI 53226
(800) 771-9820 (414) 771-0855
Fax: (414) 771-6570

BULK ASBESTOS ANALYTICAL REPORT
Utilizing PLM and Dispersion Stain Technique

Customer: Anderson Environmental
& Engineering, Co.
201 N. Sixth Street
Rockford, IL 61107

Report #: 147591
Received: 31-Aug-2016
Analyzed: 08-Sep-2016

Job ID: 133.123 - Warshawsky

Sample ID	% Asbestos	Non-Asbestos Fibrous Components	Non-Fibrous Components	Color	Texture
1A	None Detected		100%	Multi- Colored	Compact
1B	None Detected		100%	Multi- Colored	Compact
1C	None Detected		100%	Multi- Colored	Compact
2A	None Detected		100%	Tan	Compact
2B	None Detected		100%	Tan	Compact
2C	None Detected		100%	Tan	Compact
3A	None Detected		100%	Tan	Mastic
3B	None Detected		100%	Tan	Mastic
3C	None Detected		100%	Tan	Mastic
4A	8% Chrysotile		92%	Brown	Floortile
4A II	None Detected		100%	Black	Mastic
4A III	3% Chrysotile		97%	Black	Floortile
4B II	None Detected		100%	Black	Mastic
4C II	None Detected		100%	Black	Mastic
5A	10% Chrysotile		90%	Red	Floortile
5A II	None Detected		100%	Black	Mastic
5A III	3% Chrysotile		97%	Black	Floortile
5B II	None Detected		100%	Black	Mastic
5C II	None Detected		100%	Black	Mastic
6A	2% Chrysotile		98%	Green	Floortile

Sample ID	% Asbestos	Non-Asbestos Fibrous Components	Non-Fibrous Components	Color	Texture
6A II	None Detected		100%	Black	Mastic
6B II	None Detected		100%	Black	Mastic
6C II	None Detected		100%	Black	Mastic
7A	None Detected		100%	Tan	Compact
7B	None Detected		100%	Tan	Compact
7C	None Detected		100%	Tan	Compact
8A	None Detected		100%	Gray	Resinous
8B	None Detected		100%	Gray	Resinous
8C	None Detected		100%	Gray	Resinous
9A	None Detected		100%	Red	Compact
9B	None Detected		100%	Red	Compact
9C	None Detected		100%	Red	Compact
10A	None Detected		100%	Gray	Compact
10B	None Detected		100%	Gray	Compact
10C	None Detected		100%	Gray	Compact
11	20% Chrysotile	70% Cellulose	10%	Multi- Colored	Compressed
12A	5% Chrysotile		95%	Green	Floortile
12A II	10% Chrysotile		90%	Black	Mastic
13A	5% Chrysotile		95%	Brown	Floortile
13A II	10% Chrysotile		90%	Black	Mastic
14A	None Detected	<1% Hair	100%	Tan	Compact
14B	None Detected	<1% Hair	100%	Tan	Compact
14C	None Detected	<1% Hair	100%	Tan	Compact
15A	None Detected		100%	Gray	Compact
15B	None Detected		100%	Gray	Compact
15C	None Detected		100%	Gray	Compact

Analyzed By: Jon Yakish

Test method: EPA/600/R-93/116 and EPA/600/M4-82-020. Quantitation is done by Calibrated Visual Estimation which has an accepted Relative Percent Difference of 35. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This test report relates only to the items tested and shall not be reproduced except in full, without the written approval of MICRO ANALYTICAL, INC.

Date: August 30, 2016

Day of Week: Tuesday

Page 1 of 2

**THIS IS A CHAIN-OF-CUSTODY DOCUMENT.
PLEASE FILL IT OUT COMPLETELY AND SIGN ACCORDINGLY.**

Job Name: Warshawsky Property Job # 133.123

Building Name: 431 S. Main

Sample Area/Lot Number and Name: _____

Sample Number	Photo Number	Description of Sampled Material	Sample Site Location
1 - A,B,C	1	BRICK & MORTER	EXTERIOR
2 - A,B,C	2	PLASTER OVER TERRA COTTA BRICK	S. CENTRAL
3 - A,B,C	3	WALL TILE MASTIC	SEC
4 - A,B,C	4	GREY 9X9 & MASTIC	SEC
5 - A,B,C	5	RED 9X9 & MASTIC	SEC
6 - A,B,C	6	LT. GREEN 9X9 & MASTIC	OFFICE SEC
7 - A,B,C	7	WINDOW GLAZING	EXT
8 - A,B,C	8	EXT. CAULK	EXT
9 - A,B,C	9	RED TERRAZO	CENTER
10 - A,B,C	10	GREEN TERRAZO	CENTER
11	11	AIRCELL	E. CENTER

NOTE: IF MAILED, HAVE CARRIER PROVIDED SIGNED PICK-UP AND DELIVERY RECEIPTS TO BE ATTACHED TO THE ORIGINAL OF THIS DOCUMENT.

Faxed (815) 962-7978
 Process Speed: Y N
 S V N
 Date results requested: HC _____ Verbal _____

Receiving Analyst's Name _____ Receiving Analyst's Firm _____

Inspector's Name _____ Inspector's Firm _____

Jennifer L. Anderson
 All-12247; 100-07971
 Anderson Environmental & Engineering, Co.

Receiving Analyst's Signature _____ Date Samples Received _____

 8/31/16

Inspector's Signature _____ Date Samples Collected _____

 8/30/16

Date: August 30, 2016

Day of Week: Tuesday

Page 2 of 2

**THIS IS A CHAIN-OF-CUSTODY DOCUMENT.
PLEASE FILL IT OUT COMPLETELY AND SIGN ACCORDINGLY.**

Job Name: Warszawsky Property Job # 133.123

Building Name: 431 S. Main

Sample Area/Lot Number and Name: _____

Sample Number	Photo Number	Description of Sampled Material	Sample Site Location
12 – A,B,C	12	DK GREEN 9X9 TILE & MASTIC	EAST
13 – A,B,C	13	DK BROWN 9X9 TILE & MASTIC	NEC
14 – A,B,C	14	PLASTER ON BRICK	N. CENTRAL
15 – A,B,C	15	CONCRETE BLOCK MORTER	W. PART OF BLDG.

NOTE: IF MAILED, HAVE CARRIER PROVIDED SIGNED PICK-UP AND DELIVERY RECEIPTS TO BE ATTACHED TO THE ORIGINAL OF THIS DOCUMENT.

Faxed (815) 962-7978
 Process Speed: Y _____ N _____
 S _____ V _____
 Date results requested: HC _____ Verbal _____

Receiving Analyst's Name _____ Receiving Analyst's Firm _____

Inspector's Name _____ Inspector's Firm _____
 Jennifer L. Anderson
 All-12247; 100-07971
 Anderson
 Environmental &
 Engineering, Co.

Receiving Analyst's Signature _____ Date Samples Received _____

Inspector's Signature _____ Date Samples Collected _____
 8/30/16

Appendix B

Property Name: Warshawky Property

Address: 431 S. Main Street

City, State: Rockford, IL

Anderson
environmental



Photo 1

Date: August 30, 2016

Location/Facing: Exterior

Description:

Brick and mortar



Photo 2

Date: August 30, 2016

Location/Facing: S. Central part of building

Description:

Plaster over terra cotta brick



Photo 3

Date: August 30, 2016

Location/Facing: Southeast corner of building

Description:

Wall tile mastic

Property Name: Warshawky Property

Address: 431 S. Main Street

City, State: Rockford, IL

Anderson
environmental



Photo 4

Date: August 30, 2016

Location/Facing: Southeast corner

Description:

Grey 9" x 9" floor tile and mastic (double layer)



Photo 5

Date: August 30, 2016

Location/Facing: Southeast corner

Description:

Red 9" x 9" floor tile and mastic (double layer)



Photo 6

Date: August 30, 2016

Location/Facing: Office - southeast corner

Description:

Light green 9" x 9" floor tile and mastic

Property Name: Warshawky Property

Address: 431 S. Main Street

City, State: Rockford, IL

Anderson
environmental



Photo 7

Date: August 30, 2016

Location/Facing: South exterior wall

Description:

Window glazing

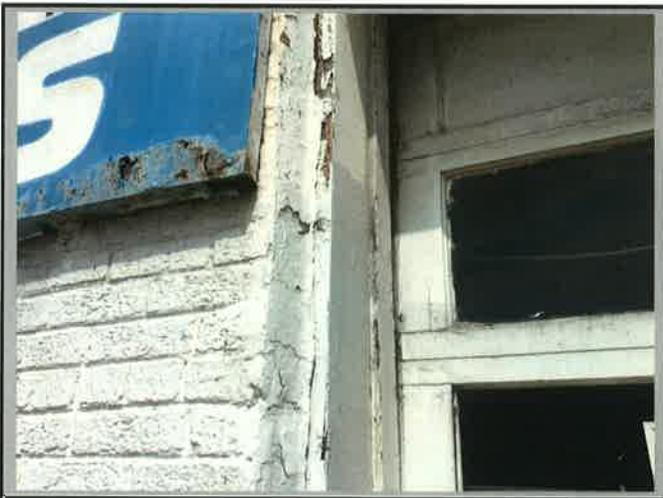


Photo 8

Date: August 30, 2016

Location/Facing: Exterior

Description:

Exterior caulk



Photo 9

Date: August 30, 2016

Location/Facing: Center of building

Description:

Red terrazzo

Property Name: Warshawky Property

Address: 431 S. Main Street

City, State: Rockford, IL

Anderson
environmental



Photo 10

Date: August 30, 2016

Location/Facing: Center of building

Description:

Green terrazo

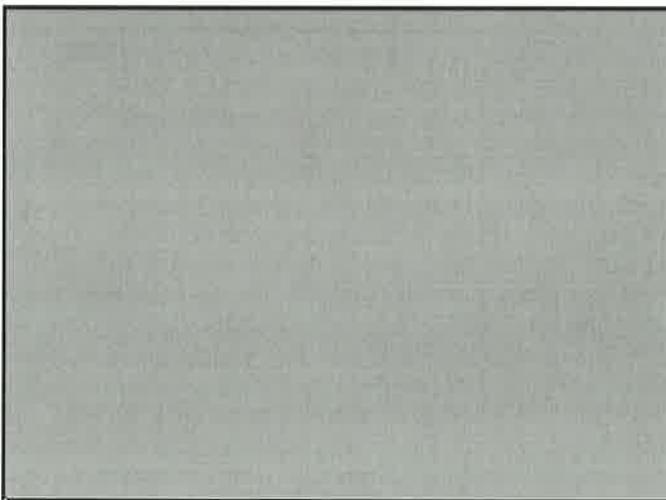


Photo 11

Date: August 30, 2016

Location/Facing: Center of building

Description:

Aircell (no photo available)



Photo 12

Date: August 30, 2016

Location/Facing: East side of building

Description:

Dark green 9" x 9" floor tile and mastic

Property Name: Warshawky Property

Address: 431 S. Main Street

City, State: Rockford, IL

Anderson
environmental



Photo 13

Date: August 30, 2016

Location/Facing: Northeast corner of building

Description:

Dark brown 9" x 9" floor tile and mastic

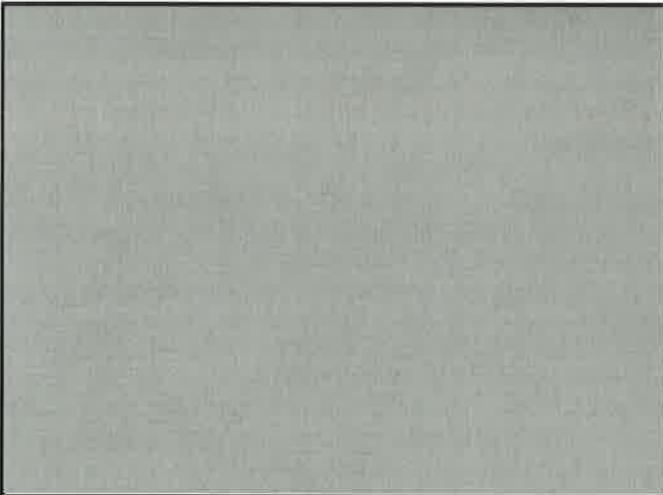


Photo 14

Date: August 30, 2016

Location/Facing: North central part of building

Description:

Plaster on brick (no photo available)

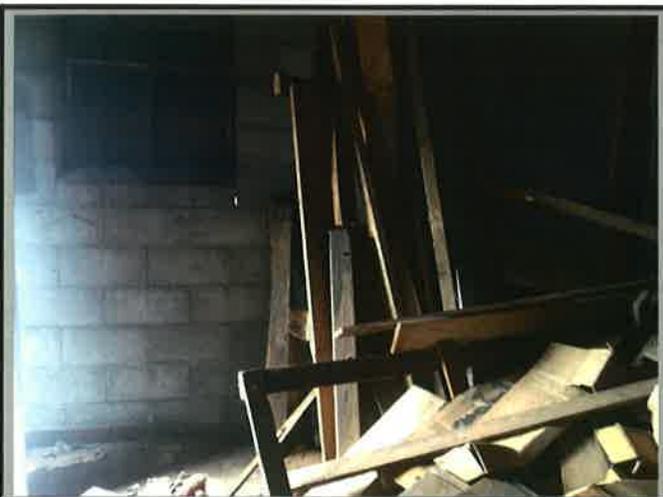


Photo 15

Date: August 30, 2016

Location/Facing: West part of building

Description:

Concrete block mortar

Appendix C

**Table 1 - Asbestos Containing Materials
Quantities and Budgetary Estimates
Warshawsky Property, 431 S. Main Street, Rockford, Illinois**

Material Description	Material Location	Asbestos Type	Material Condition	Quantity	Removal cost/unit
Roofing Materials	Roofing	Assumed	Good	15,000 s.f.	Leave in place for demolition
Aircell	East Center	20% chrysotile	Good	50 l.f. <i>visible</i>	
Grey 9" x 9" floor tile with non-ACM black mastic Over black 9" x 9" floor tile with non-ACM black mastic	Southeast corner	8% chrysotile (grey tile) 3% chrysotile (black tile)	Damaged	1,500 s.f. (3,000 s.f. total with red 9" x 9" floor tile)	
Red 9" x 9" floor tile with non-ACM black mastic Over black 9" x 9" floor tile with non-ACM black mastic	Southeast corner	10% chrysotile (red tile) 3% chrysotile (black tile)	Damaged	1,500 s.f. (3,000 s.f. total with grey 9" x 9" floor tile)	
Light green 9" x 9" floor tile with non-ACM black mastic	Office in southeast area of building	2% Chrysotile	Good	200 s.f.	
Dark Green 9" x 9" floor tile and ACM black mastic	East part of building	5% Chrysotile (tile) 10% Chrysotile (mastic)	Damaged	2,500 s.f.	
Dark Brown 9" x 9" floor tile and ACM black mastic	East part of building	5% Chrysotile (tile) 10% Chrysotile (mastic)	Damaged	2,500 s.f.	
Fire Door	East part of building	Assumed	Good	1	

- *All quantities are estimated and any contractor should field verify quantities prior to bidding on this work.*
- *West part of the building unsafe with collapsed roof – this area was not inspected*
 - *Debris throughout the building limited inspection activities*
 - *No boiler was noted. Limited pipe wrap was visible/accessible.*