



Date: 3-25-2024

Re: Addenda # 1 UNC-RFQ-24-04  
College of Medicine Bishop Lehr Hazardous Material Survey and Abatement Design

Please review the following clarifications to the referenced RFQ. Acknowledge receipt of this addenda in your submittal.

- Will the building be occupied/in-use or vacant by the time of inspection?  
*The building is in limited use for storage. We are in the process of moving the materials out of the building but this work may still be in progress when the survey starts.*
  
- Will any of the following documentation about the building or drawings be provided?
  - As-Built Drawings  
*The selected firm will with all record drawings in our possession.*
  - Building additions  
*N/A*
  - Previous renovations  
*There have been many renovations over the life of the building. The selected firm will with all record drawings in our possession.*
  - Previous asbestos inspection reports  
*We have some information including the AHERA management plan. The selected firm will with all information in our possession.*
  - Previous abatement reports  
*The selected firm will with all information in our possession.*
  - CAD or PDF Floor Plan Drawings  
*The selected firm will with all information in our possession.*

- Can you clarify what project management services, outside air monitoring and clearance testing, that would be required? For example:
  - Job walks with potential General Abatement Contractors?
  - Weekly project meetings?
  - Colorado Regulation No. 8 Project Manager?
  - Review of contractor documentation?
  - Full onsite project monitoring (including pre-abatement visual inspections, ambient air monitoring, containment integrity inspections, monitoring abatement work practices)?
  - Part-time project monitoring (including pre-abatement visual inspections and periodic site visits to check containment integrity and abatement work practices)?

***The listed tasks are likely to be required. Please include information regarding your firms qualifications to provide these services.***

- Is the focus of the scope of work to identify and plan for removal of asbestos and other regulated building components in/on the facility itself, or does UNC have reason to believe there may be subsurface contamination? Is Phase I/II Environmental Site Assessment required to identify and remove any potential subsurface solid waste, hazardous substances, petroleum-contaminated soil, etc.?

***The scope of work under this RFQ is for the building only. An ESA Phase I assessment is being completed by the state. We do not believe there is any subsurface contamination or need for a Phase II assessment at this time.***

- Although the K-12 Lab school program has not been at this facility for many years, are there science lab chemicals that need to be considered as part of this assessment and abatement scope of work development?

***We do not believe there are laboratory chemicals present.***

- The scope of work indicates the ultimate intent is to remove all regulated materials prior to demolition of Bishop Lehr. Will the Design/Build firm be responsible for the balance of building demolition once abatement is complete, or will our work also need to result in the development of construction documents and administration of general building demolition?

***The Design/Build team will be responsible for the abatement subcontractor and demolition of the building after completion of the abatement activities. The Design/ Build team will be***

**responsible for development of the building demolition specifications, and administration of the demolition activities.**

- If Phase I/II ESA or general demolition design is not required, facility-related asbestos/regulated material consulting does not necessarily require formal oversight by a PE or CIH. The work does require that firms be registered with CDPHE as an asbestos consulting firm, with individuals certified in various asbestos consulting disciplines. Would it be acceptable to submit firm and personnel qualifications in various asbestos consulting disciplines, in lieu of formal PE and CIH accreditation/registration? Would omitting the indication of a PE and CIH as part of our team prevent us from further consideration on this project?

***Please submit your qualifications for the scope of work including asbestos and other regulated building components as clarified in this Addendum # 1.***

- If the PE and CIH requirements persist:
  - o Should the PE be an individual under direct employ of our firm, or can this individual be a sub-consultant?
  - o Should the CIH be under direct employ of our firm, or can this individual be a sub-consultant?

***If required, the PE and CIH may be subconsultants to your firm and are not required to be under direct employment.***

- As there is no pre-proposal meeting, and the Questions inquiries are being utilized as an indication of project interest, can a list of inquiring firms be issued, in lieu of a pre-proposal attendee list?

***Questions were received from Anser Advisory and Terracon.***