www.troyil.us
116 East Market / Troy, Illinois 62294

Request for Proposal
Demolition of 110 E. Market St.
City of Troy, IL

RFP ADDENDUM #1
Date of Addendum: February 4, 2022

NOTICE TO ALL POTENTIAL RESPONDENTS
The Request for Proposals (RFP) is modified as set forth in this Addendum. The original RFP Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Respondent shall take this Addendum into consideration when preparing and submitting its Proposal.

ADDENDUM #1	GENERAL TERMS AND CONDITIONS OF BIDDING
COMPLETION TIME: Strike March 31, 2023. Replace with April 30, 2022.	
BUILDING FOUNDATION: foundations shall be removed to 4 feet below grade.	
TREE REMOVAL: No trees shall be removed from the site	
PRIVATE UTILITY POLE: Private utility pole shall remain	
EXISTING ASPHALT PARKING LOT: Existing asphalt shall remain	
SEWER LATERAL: Sewer lateral shall be capped within 5 feet of the sewer main	
N. KIMBERLIN ST: Closure of N. Kimberlin is allowed. Contractor shall be responsible for all barricades and signs	
BACKFILL: Backfill with CA7 then cap with 6 inches of CA6, compacted to match grade of existing asphalt. Compaction test is not required.	
ASBESTOS INSPECTION: Inspection report included	

END OF ADDENDUM

ABATE-pro, incorporated

A Commercial, Residential and Industrial Environmental Abatement Company

ASBESTOS INSPECTION SURVEY

Performed for

City of Troy
116 E. Market St.
Troy, IL 62294

Date

1/25/2022

Inspection Address

110 E. Market St
Troy, IL 62294

Building Description

Present Use:	Vacant	Approx Yr Built:	1935
Former Use:	Mixed use	Approx Size:	4960 Sqft
Future Use:	Demolition	Condition:	Good

Building Construction

Number of Floors:	2	Wall Insulation:	Fiberglass
Roof Material:	Asphalt EDPM	Foundation:	Basement
Siding Material:	Vinyl over Asphalt	HVAC:	Forced Air
Framing:	Wood	Out Buildings:	None

Introduction

Abatepro, Inc. conducted an asbestos survey of the above referenced address. The survey was conducted by an AHERA-accredited and State of Illinois/Missouri certified asbestos inspector in general accordance with NESHAP inspection requirements. Interior/ Exterior building components were surveyed and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols(3-5-7) outlined in EPA regulation 40 CFR 763 (Asbestos Hazard Emergency Response Act, AHERA).

Project Objective

We understand this asbestos survey was requested due to the planned demolition of the building. EPA regulation 40 CFR 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP), prohibits the release of asbestos fibers to the atmosphere during demolition or renovation activities. The asbestos NESHAP requires that potentially regulated asbestos-containing building materials be identified, classified and quantified prior to planned disturbances or demolition activities.

Field Activities

Survey activities began with visual observation of the interior and exterior of the Building(s) to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture and date of application. Interior assessment was conducted throughout visually accessible areas of the building(s). The exterior survey included an assessment of the exterior walls, windows and doors. The roof system was not sampled and therefore should be assumed to contain asbestos. Building materials identified as concrete, glass, fiberglass, wood, masonry, metal, foam, plastic and rubber were not considered suspect ACM.

Physical Assessment for Asbestos

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA sampling protocols. Random samples of suspect materials were collected in each homogeneous area. The inspector collected bulk samples using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker. Bulk samples were collected from homogeneous areas of suspect ACM. A summary of suspect ACM samples collected during the survey is included below.

Sample Analysis

Bulk samples were submitted under chain of custody to a trained micropisist for analysis by polarized light microscopy with dispersion staining techniques per EPA methodology (40 CFR 763, Subpart F). The percentage of asbestos, where applicable, was determined by microscopically visual estimation.

Suspect Materials Sampled and Results

Material	*Description*	*Location*	*Est. Qty*	*Asbestos*	*Analytical*	*Sample #*
Roof Shingle	Black	Roof	1200 sqft	Cat 1 NF	Assumed	0
Plaster	Gray	Throughout	4500 sq ft	No	None Detected	001-003
Drywall	White	Throughout	4500 sq ft	No	None Detected	004-006
Window Caulk	White	Windows	150 ln ft	No	None Detected	007-009
Window Glaze	Gray	Windows	150 ln ft	No	None Detected	010-012
Floor Tile	12x12	2nd Flr	250 sq ft	No	None Detected	013-015

***The above material quantities are estimates only and should be field verified by the contractor prior to submitting their bid.**

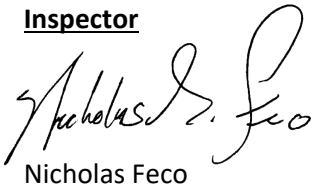
Description

110 E. Market St is a two story mixed use building with vinyl shingle siding and an EDPM and asphalt roof. The windows and doors are sealed with caulk and glaze. The interior walls are plaster and drywall that is insulated with fiberglass. The HVAC system is not insulated .The floors are wood , carpet and floor tile. No other suspect materials were present during this inspection .

Recommendation

The CAT 1 NF roofing materials may be demolished in place if not made friable during demolition.

Inspector



Nicholas Feco
Missouri / Illinois Asbestos Inspector
MO #5380 /IL #08744

ABATE-pro, incorporated

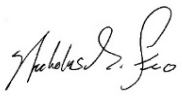
A Commercial, Residential and Industrial Environmental Abatement Company

Laboratory Data For:	110 E. Market St Troy, IL 62294	Page 1 of 1

Sample #	Layer #	Material Description			Asbestos		%
1	1	Plaster	Gray		None Detected		0.0%
1a	2	Skim	White		None Detected		0.0%
2	1	Plaster	Gray		None Detected		0.0%
2a	2	Skim	White		None Detected		0.0%
3	1	Plaster	Gray		None Detected		0.0%
3a	2	Skim	White		None Detected		0.0%
4	1	Drywall	White		None Detected		0.0%
4a	2	Joint Compoun	White		None Detected		0.0%
5	1	Drywall	White		None Detected		0.0%
5a	2	Joint Compoun	White		None Detected		0.0%
6	1	Drywall	White		None Detected		0.0%
6a	2	Joint Compoun	White		None Detected		0.0%
4	1	Caulk	White		None Detected		0.0%
5	1	Caulk	White		None Detected		0.0%
6	1	Caulk	White		None Detected		0.0%
7	1	Glaze	White		None Detected		0.0%
8	1	Glaze	White		None Detected		0.0%
9	1	Glaze	White		None Detected		0.0%
10	1	Floor Tile	Tan		None Detected		0.0%
10a	2	Mastic	Yellow		None Detected		0.0%
11	1	Floor Tile	Tan		None Detected		0.0%
11a	2	Mastic	Yellow		None Detected		0.0%
12	1	Floor Tile	Tan		None Detected		0.0%
12a	2	Mastic	Yellow		None Detected		0.0%

Analyzed By: Nicholas Feco

Date: 1/25/2022



The samples listed above were suspect of containing asbestos. A result of "Non Detect" means a thorough search using appropriate techniques was conducted and no type of asbestos was discovered. Samples submitted to this facility will be disposed of unless the client requests the samples be returned. Reports will be archived for a period of no more than 3 years. The analysis performed is in accordance with EPA 600/M4-82-020 and EPA 600/R-93/116. Test results apply only to the samples submitted. It is not our policy to distribute the customer's information without the written consent of the customer. The test report shall not be reproduced except in full, without the written approval of the laboratory. This report may not be used by the above client to claim product certification, approval or endorsement by NIST, National Voluntary Laboratory Accreditation Program or the Federal and State Governments.

McCRONE RESEARCH INSTITUTE

certifies that

Nicholas M. Feco

has successfully completed an intensive course of instruction in

Microscopical Identification of Asbestos

given by the McCrone Research Institute

Presented this 19th day of March, 2010

Lucy B. McCrone

Course Date: March 15-19, 2010

STC SAFETY TRAINING CENTER
safetytrainingcenter.org

2539 Vandalia Street, Collinsville, IL 62234 * Phone: 618-855-8764

Environmental and Occupational Safety & Health Training

Does hereby certify

Nicholas Feco

PO Box 674, Edwardsville, IL 62025

Has successfully completed and passed the course examination with at least 70% for re-accreditation under AHERA (Title II)

Asbestos Building Inspector Refresher

Class Date:	***04/02/2021***
Examination Date:	***04/02/2021***
STC Certificate Number:	***STC-20210402-003068ABIR***
Certification Expiration:	***04/02/2022***

David M. Mendoza – President/Training Director
Certified Environmental Specialist
OSHA Authorized Instructor

This training course is accredited by the Illinois Department of Public Health and the Missouri Department of Natural Resources